

Real Estate & Personal Property Auction

Saturday, May 24, 2025 at 10am

Auction Location: 428 Dorset Drive Emporia, Ks 66801

Real Estate: (sells at 12noon) Property consists of a 2 bed/1 bath 1,056sq./ft 1.5 story Bungalow slab home built in 1938 with a detached garage and storage shed on a large corner lot. Would make a great investment property!

2024 Real Estate Taxes: \$1,541.76

Property Viewing: Anytime by contacting Auctioneers

Personal Property Items: Cub Cadet ZTS1 42" zero-turn mower w/Ultima Kohler 7000 22hp motor (like new), Club car golf cart w/winter cover & battery charger, Troy-bilt 5.5hp Honda motor roto tiller, planter boxes, chiminea, cinder blocks, outdoor furniture, painting isle, wheelbarrow, Frigidaire bbq grill, 2-wheel dolly, picnic table, garden hoses, tomato cages, Traeger pellet grill, Snapper 33" lawn mower, tool boxes, hand tools, yard tools, grinders, portaband saw, 20v Bauer pole saw, little giant step ladder, gearworks blower/chainsaw/sm. blower/weed eater, Craftsman 22" weed trimmer, Craftsman pancake 150psi compressor, air bubble, ext. cords, air hoses, shop cart, Coca-Cola thermometer, miter saw, table top blackstone grill, workmate, pull-type garden sprayer, shop vac, traeger pellets, split maul, step stool, 2-elect. Brinkman smokers, walker/handicap equipment/supplies, Craftsman elect. blower/vac, MTD tiller, 2-Craftsman push mowers, small pull-type garden sprayer, 2"x 4" fencing, Echo weed trimmer, step ladder, fence charger, Kenmore washer, Whirlpool dryer, canning jars, cast iron skillets, bissel cleaner, kitchen table/chairs, Sharp microwave, cleaning supplies, Kenmore refrigerator w/bottom freezer, GE elect. oven, Oreck vacuum, roll-top desk, Lyon County Fairgrounds poster, auto diagnostic units (OBD1), tactical BB gun, fans, belts, first aid kits, Craftsman tool box, Hallmark ornaments, misc. furniture, several nice speakers, computer/printer & desk, Kerosene lanterns, Pyrex measuring cups, Looney tunes drink glasses, baseball cards, various trading cards, nice Grizzly cooler, wheel chair, 3-Crossman BB pistols, binoculars, gun supplies, body armor, card table, linens, 1950's alum. ware, fishing poles, night vision spotting scope, Ridgid vib. saw, DeWalt grinder, knives, Craftsman tool set, Bounty metal detector, Cabela's dehydrator, live trap, car ramps, (much more)

Real Estate Terms: Earnest money payable the day of auction will be \$8,000 payable to Moon Title & Escrow, with the balance due on or before June 27, 2025. Property will be sold in as is condition with the buyers' inspections, at buyers' expense, to be completed prior to auction date. The sale of this property will not be contingent upon financing. Buyers must have financing arrangements prior to auction date. Title insurance and title company fees will be split 50/50 between the seller and buyer. The 2025 taxes will be prorated, any previous year due taxes will be paid by the seller. This sale is subject to all easements, restrictions, covenants, leases and zoning regulations of record. The buyer will

receive full possession of the property at the time of closing. Coldwell Banker/Emporia Real Estate and Tri County Real Estate are agents for seller in this transaction and do not represent the Buyer. The Sellers and Selling Agents are not responsible in case of accident. All information has been gathered from Lyon County sources and is considered accurate but not guaranteed. All statements made day of sale take precedence over advertisements.

Terms: Cash or good check accepted. Debit/Credit cards accepted with service charge. Restroom and concessions available. All statements made day of sale take precedence over advertisements. Owners and auction company not responsible for accidents or theft. Settlement must be made day of auction. Nothing removed until settlement has been made.

Seller: Late Leonard Torrens Estate

J&D Auction & Sales, LLC

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