

**Absolute Real Estate & Personal Property Live Auction**

**Saturday, October 24, 2026 at 10am**

**Auction Location: 206 Locust Americus, Ks 66835**

**Real Estate: (sells at 12noon) Property consists of a 4 bed/2 bath 1,698sq./ft slab home built in 1972 and remodeled in 1991, with a one car attached garage. Other features include a 625sq./ft man cave/music studio, 2- smaller storage sheds and central heat & air. Here is an opportunity to purchase a fixer upper/flipper home or an investment rental property! Real Estate is selling with no reserve!**

**2025 Real Estate Taxes: \$2,106.46**

**Brief Legal Description: AMERICUS, S12, T18S, R10E, W30 LT 2 & E35 LT 3 BLK 86 (65.0 X 142.0)**

**Property Viewing: Anytime by contacting Auctioneers**

**Real Estate Terms: Earnest money payable the day of auction will be \$10,000 payable to Moon Title & Escrow, with the balance due on or before December 4, 2026. 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 2026 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.**

**Personal Property Items(start selling at 10am)**

**Vehicle: 2010 Ford F-150 4x4 crew cab (dark blue exterior) approximately 200,000miles**

**VIN#1FTFW1EV5AKE49540**

**RV Camper: 2002 Winnebago Sunova 37,603miles**

**Enclosed Trailer: 5'x10' enclosed cargo trailer**

**Bear Trap: Oneida New House #15 w/teeth bear trap**

**Coins/Paper Money/Pocket Watches: Coin collection w/silver coins, \$2 bill collection, several misc. Pocket watches**

**Musical Equipment/Household/Antiques/Tools:** 48-star flag, marbles, Samsung flatscreen tv, wooden chairs, 1,000s of Albums, 1000s of cassette tapes, Large stamp collection (1,000s of vintage stamps), oak table w/4-chairs, card table & chairs, microwave, lots of CD's, vintage western pictures, quilts, LG stackable washer & dryer set, kitchenware, glassware, battery storage system, vintage sound studio recording system, lots of musical equipment (speakers, microphones, record players, amps, power cords, and much more), Musician shirt pins, old road signs, 5-vintage traffic lights, 5gal. Glass jar of pennies, 2-wheel dolly, 80v elect. Lawn mower, hand tools, yard tools, tool boxes, shelving, deer mount, rabbit/deer mount, beer signs, Baur blower, leather working kit & other leather working tools, vintage display cabinet, western cowboy statues, other misc. Statues, dresser, wood flooring, pocket knives, belt buckles, pac-n-play, die cast model cars/trucks, 24" floor fan, crocks, exercise bike, secretary desk, incline machine, wooden trunks, cedar chest, bolo tie collection, antique furniture, 2-beds w/frames, snow shoes, tv trays, linens, vintage hats, wash board, belts, old bottles, glass figurines, advertising cans, blow torch, harmonicas, weedeater, small air compressor, Huffy Nel-Lusso bicycle, other misc. Still sorting expect some surprises

**For more information and pictures go to [Kansasauctions.net](http://Kansasauctions.net) or J&D Auction & Sales, LLC Facebook page. Terms:** Cash or good check accepted. Debit/Credit cards accepted with service charge. Restroom & 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 Lee Muller Estate**

**J&D Auction & Sales, LLC**

**Jase Hubert (620)-481-7303 Dwayne Coble (620)-794-2061**