



REAL ESTATE AUCTION



Multi-Parcel Real Estate & Personal Property Auction Saturday, September 21, 2019 9:00 AM Auction Location: 3130 W. 119th St S, Peck, KS 67120 Seller: Carroll E. Kerley & Lourine M. Kerley Living Trust

REAL ESTATE @ 10 AM

Tract 1- Home on 5 +/- Acres

Address: 3130 W. 119th St S, Peck, KS 67120

Description: 1966 all brick Ranch style home on 5 +/- acres. The home has 3 bedrooms, 2 full baths, 1 car attached garage with 1,488 finished sq. ft on the main level and 1,488 sq. ft. of unfinished basement. Home is all electric with central heat and air. There are 3 metal buildings and two small buildings.

Taxes: \$2,239.52 If property sells as two parcels, the taxes will be prorated per parcel.

Taxes will be prorated to the date of closing.

Open House: Sunday, September 15th at 2:00 – 4:00 PM

Possession: Possession will be upon closing.

Tract 2 – 28 +/- Cultivated Acres

Legal Description: 28 +/- Acres located in part of the W ½ SE ¼ of 36-29-1W, Sedgwick Co., KS (full legal to be provided)

Description: 28 +/- acres of cultivation currently planted to milo. Soils are all Class 2 including Nalim loam (81.75%) and Blanket silt loam (18.25%).

Taxes: \$2,239.52 If property sells as two parcels, the taxes will be prorated per parcel.

Taxes will be prorated to the date of closing.

Possession: Possession will be after fall harvest. Current lease is on a 1/3-2/3 crop share.

Minerals: Seller's mineral interest will transfer to Buyer.

Auction Method: Tract 1 & 2 will be auctioned separately and then together. Bidding is open to buyers in the option they choose at any time during the auction. Whichever method brings the highest dollar amount, individually or together, is how it will be sold.

Terms: 10% down on each tract as earnest money deposit due day of auction with balance due on or before October 21, 2019. The Buyer and Seller shall split equally in the cost of the title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made day of the auction take precedence over all printed advertising and previously made oral statements. Property sells in "as is" condition. All inspections, if any, should be performed at buyer's expense before the day of the auction. If the property sells in two parcels, the Seller will be responsible for the survey. Gene Francis & Associates is an agent of the Seller.



PERSONAL PROPERTY @ 9 AM

Vehicles

2013 Cadillac CTS – 37,285 miles
With sunroof, backup camera, blue tooth
1966 GMC Pickup – original wood bed
1949 F-5 Truck – 54,280 miles
Body in very good condition

Farm Equipment

1975 JD 2360 Tractor w/145 JD Loader,
3 pt PTO, runs
JD A Tractor, runs
1958 JD 720 Propane Tractor – good tires/runs
JD 4 Row Planter
JD 709 6 ft Rotary Mower
Hay Trailer – 4 wheel
3 pt Boom
Lawn Mower Jack
Anhydrous Applicator 24 ft
JD Manure Spreader – Ground Drive
JD 416 Semi Mounted Plow F1350-F1450
3 pt Bottom Plow – Pull
JD Spring Tooth – Fold up 24 ft
Crust Buster Spring Tooth – Fold up 24 ft

Field Sprayer

3 pt Bottom Plow – Pull
3 pt Root Plow 1 Row–Heavy duty
JD Drill Model DF 16x8 w/fertilizer
JD 3 pt Cultivator
JD 4 Section Rotary Hoe – Pull
Springtooth Drag with Trailer
Parker Gravity Wagon – 200 bu.
Propane Tank – 500 gal

Antiques

Antique Platform Scale,
Pitcher Pump, Desks, JD Tool Box, Philco Radio, Trunk,
Antique Wall Telephone, Crock Jugs, Sewing Machine,
Rocking Chair, Enamel Wash Pans, License Plates,
Glassware, Furniture

Woodworking Equipment

Sander, Jointer, Drill Press,
Wood Lathe, Grinder, Router

Misc

JD LA120 Riding Lawn Mower,
Old Lumber, T-Posts, Gates,
Tin, Wire Panels, Gas Tanks,
Tools, Saddle, Craftsman Vac,
Nail & Bolt Organizer, Freezer,
Refrigerator, Washer, Dryer
And much, much more!

TERMS: Cash, good personal or business checks only. Out of State buyers paying with check must have a bank letter of credit. All guarantees are between buyer and seller. All purchases must be settled for day of auction. You are responsible for your own items after making purchase. Any Statement day of the sale takes precedence over any printed or oral matter.

Concessions will
be available! Come enjoy
the day with us!



REAL ESTATE BROKERS & AUCTIONEERS

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REAL ESTATE AUCTION



1975 JD 2360 Tractor



1958 JD 720 Propane Tractor



JD A Tractor



1949 F-5 Truck



2013 Cadillac CTS