

NORTHEAST KANSAS ESTATE AUCTION

11690 FERGUSON ROAD, OZAWKIE, KS

Saturday May 12, 2018

REAL ESTATE: 9:00am PERSONAL PROPERTY: 10:00am

(DIRECTIONS; FROM OZAWKIE, KS. GO TWO MILES EAST ON K 92 HWY. TO FERGUSON ROAD, THEN APPROX. TWO MILES NORTH TO THE AUCTION SITE. WATCH FOR AUCTION SIGNS.)



REAL ESTATE - OFFERED AT 9:00AM

(OPEN HOUSE PREVIEWS: Sundays- April 29 and May 6 from 2-3:30pm and Tuesday May 1 from 5:00-6:30pm)

(NOTE: TRACTS 1, 2, & 3 WILL BE OFFERED INDIVIDUALLY AND AS A COMBINATION VIA THE MULTI-PAR AUCTION METHOD. TRACT 4 WILL BE OFFERED INDIVIDUALLY)

TRACT 1: 3 BR, 1 BA home, approx 1500 square feet, 3 car detached garage/shop, good barn, grainery, excellent 48x67 storage building with 12 overhead doors, other outbuildings, all of this on 15 acres m/l on hard surfaced road.

TRACT 2: 51 acres m/l of hay ground/pasture and some trees, possible building site. Frontage on 118th St. east of Ferguson Road. Sits contiguously east of Tract 1.

TRACT 3: Tracts 1 and 2 combined, totaling 66 acres m/l.

TRACT 4: 31 acres m/l of grassland and trees. Part of this tract has been platted to be a rural subdivision, but could also be a single home building site. Frontage on Ferguson Road and on 118th St. Situated across the road east of the above tracts.

Partial Terms: \$5,000 per tract down as non-refundable earnest money day of auction. In order to register to bid, prospective bidders must present bank letter at time of registration. Property sells as-is in its current condition. Full terms and conditions available at open house previews or by contacting auction company.

AUCTION BY: TOWN & COUNTRY REAL ESTATE & AUCTION 785-863-3322

SELLERS AGENTS: Andy Conser- Auctioneer/Realtor 785-806-6921 and Allen Wise- Realtor 785-224-8570

BROKER: Emily Malsbury

PERSONAL PROPERTY - OFFERED AT 10:00AM

Pre-Auction online absentee bidding at www.tcauctions.net

CAR, TRUCK, TRACTOR & FARM EQUIPMENT:

1997 Chev Malibu car, 4-dr, auto, 97k miles; Early 40'S or late 30'S Ford truck for restoration, appears all original, (check our web site for pictures).

John Deere 630 tractor, good rubber, narrow front end, PS, sn 6304191, (1107 hrs showing); John Deere A tractor, narrow front end, rear rubber like new, PTO, not running, no visible SN; Farmall H tractor, narrow front end, good rear rubber, SN FBH31920, not running; New Idea grain elevator, model 175; 6' box blade, BB 72, SN 082206385; 8' pull type rotary mower; 8' ground drive manure spreader, wood box & floor good; 10' side delivery rake; 12' hyd. Disc; old pull behind cement mixer; older International diesel front end loader, front bucket, T-D 9-A-65011 (not running); older four wheel hay wagon; older Pioneer square bale loader; JD pull type 2-bottom plow; IHC model 46 square baler, SN 47185G; homemade 2-wheel trailer; two bottom 3-point Ferguson plow; drag harrow, 2-five ft. sections.; two older Caterpillar radiators, and air breather. 8' X 14' homemade trailer, single axle, does not have a floor; 3-point bale spear.

SHOP EQUIPMENT & TOOLS: 5-HP green star tiller; three older shop tool chests; air impact wrench; elec. drill; saber saw; 11-gal. air bubble; 6" bench grinder; Dewalt 7"- angle grinder; 5"- metal work bench; 2-parts organizers; gas weed trimmer; Wizard .5 HP rear tine tiller; Briggs & Stratton portable generator, 5550 watts, elite series (appears to never have been used); Ryobi 14" chop saw; Delta 12"- portable planer; 3-ton floor jack; 28"- Snapper riding mower, 10-HP; Sanborn 5-HP air compressor, 220 V; auto ramps (NIB); 1-ton come-a-long (NIB); fence wire stretcher (NIB); old bulk oil service station dispenser, has 3- compartments for different grades of oil, very large and heavy, on wheels; Acme drill press; 24' alum. ext. ladder; Lincoln 225 amp welder; alum 6' step ladder; house jack; Craftsman 5-HP 25-gal. air compressor; acetylene torch set w/cart, hoses & helmet; Dewalt saws all in case; several lots of small miscellaneous hand tools; several lawn & garden hand tools; Bostitch F28- WW wire weld framing nailer; jack stands.

HOUSEHOLD & RELATED: Crosley refrigerator/freezer (7-yrs old); 6-swivel bar stools; foot locker; suitcases; older quilt 2-dressers; old baby bed; full size head board & frame; Maytag elec dryer; older model Crosley washing machine; hanging gun rack; 2-drawer file cabinet; Dirt devil hand vac; fans; 3-tier and 5- tier lawyer book cases (newer); 53"-four drawer Oak buffet; Lane cedar chest; recliner; Bush-Geels lrg up rite piano; single bed; older divan; TV stand; 7-drawer dresser; sewing machine & cabinet; lamps; record player & lrg. cabinet; 3-drw. file cabinet; roll a-way bed; 4-drawer dresser; 8-track/turn table; bedding; linens; kitchen misc; and more

BUILDING MATERIALS: Approx. 15-sheets of new 3' X 16" gray metal roofing; new 3' interior door; 2-4' X 8' sheets of particle board; 1-4'X8' sheet of plywood; several lots of misc. used lbr.; several aluminum windows; 8-6'X10' wood frames with galvanized siding; small overhead shop heater NIB; 4-Genie 1/2 HP garage door openers NIB; 12-wood 2' X 8' concrete forms;

PONY CART: nice old pony cart, w/storage compartment behind the seat

MISCELLANEOUS: Older elec. gas pump (was used there at one time); 2-gasoline tanks on stands; Leader hay trolley; Western Flyer bicycle; old buzz saw w/24" blade & platform; 8-old implement steel wheels; croquet set; lantern; lots of VHS tapes; American Annual set, approx. 44-books; AM. Encyclopedia set; 1992- Ringling Bros. poster; numerous National Geographic magazines; 25-gal. sprayer tank; 16"-Western saddle, (rough); Warm Morning wood burning stove; grease guns; come along; 15-qts new motor oil; lawn seeder; large A frame dog house; blue rock thrower; several gas cans; wheel barrow; gas weed trimmer; small elec. cement mixer, 3/4 HP; new fence T- posts; roll of barbed wire; saw horses; platform scales; Black Smith forge, 2' X 3', has wood handle for billows; 5-gal bee hive jug; brooder hood; grapple hay carrier; 4' X 8' homemade sign, welcoming bikers to ABATE, has cattle brands on it and Gatz, Valley Falls advertising; Tenor saxophone and case; much more to be discovered by auction time

AUCTIONEER'S NOTE: Make plans to join us for this good auction. Help yourself to this great real estate opportunity along with a large selection of personal property that has a little something for everyone. Bring a friend. We look forward to seeing you.

SELLER: LORAIN C. DICKERSON ESTATE (Darla Ottensmeier, Exec.)

TOWN & COUNTRY

Real Estate & Auction

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