



REAL ESTATE & PERSONAL PROPERTY

# AUCTION

SATURDAY, JULY 10 - 10:00 AM  
2002 LINCOLN - EMPORIA, KS



OPEN HOUSE DATE - TUESDAY, JUNE 22, 2010 - 6:30 TO 7:30PM

Real Estate Will Sell at 1:00 PM



This ranch style house sits on a 181 X135 corner lot. It has 2 bedrooms on the main floor, with a living room, kitchen and family room. From the back porch you can access an enclosed screened in porch. There is an attached 2 car garage with a 2nd basement access from the garage. The basement has some view out windows, a kitchen area, washer/dryer hookup, small bathroom, an open family room and another room that could be used for what ever you like. The yard is fenced in the back and also has a small storage shed.

**TERMS:** Sellers require \$5000 earnest money on sale date with signature on binding contract with the balance due in full at the time of closing on or before August 10, 2010.

**CONDITIONS:** This sale is subject to all easements, restrictions, covenants, leases and zoning regulations of record.

**MERCHANTABLE TITLE:** Sellers will provide an owner's title insurance policy with the cost to be split 50-50 between Sellers and Buyers.

**TAXES:** 2009 real estate taxes were \$1896.32. 2010 real estate taxes will be prorated to the date of closing based on the 2009 tax amount.

**POSSESSION:** Buyer will receive full possession the day of closing.

**TERMITE:** Report will be provided on sale date.

**BUYER'S AGENT:** Tri County Real Estate will offer 3% commission to any agent that represents the buyer on sale date and registers with Victor or Carmen at least 24 hours prior to sale date.

**Auctioneer's remarks:** As I sat in this screened in porch on a cool evening looking out over the back yard, I saw that a lot of time and effort was put into creating a relaxed and pleasant surrounding. The family told me that their parents won an award for best kept yard. They also entertained a lot of people back on the patio. This house is in a great location with trees that took years to grow. This house is one to raise a family in or to grow old in!

## COME TO THE AUCTION! YOU ARE IMPORTANT TO US!

All announcements the day of sale take precedence over all advertisements and printed information. Sellers reserve the right to reject any and all bids. Tri County Real Estate and its agents represent the Sellers and do not represent the Buyers. All information is obtained from sources deemed to be reliable but are not guaranteed by the sellers or sellers' agents. This sale is NOT SUBJECT to the buyer obtaining financing. All financial arrangements must be made prior to sale date. Buyers are encouraged to have any and all inspections, at their own expense, prior to sale date. Sellers and Sellers' Agents are not responsible in case of accidents.

Tri County Real Estate • Victor Edelman, Auctioneer-Agent 620-366-0339 • Carmen Y. Mackey, Broker-Owner 620-341-0838

## Personal Property Sells at 10:00 AM

**Coins** (sell first at 10am) see website for complete list

15 Jefferson Nickels, 10 Barber Quarters, 5 Standing Lib. Quarters, 20 Washington Quarter, 2 Comm. Half Dollars, 12 Barber Halves, 4 Kennedy Halves, 17 Morgans, 15 SBA's, 10 Sac's, 2 lots of Notes

### TOOLS

B&D Leaf Hog blower, Sm. Test Rite tool box, nails, light bulbs-some old, Shop Vacs, Hose on reels, Yard tools and misc. hand tools

### MISCELLANEOUS

Sound Design AM/FM Stereo Receiver/ Cassette Recorder/ 8 Track Player with Turntable, Rhythm band Swinger 700 organ  
Console Television, VHS Player/Recorder  
Metal Mesh Patio Table & (4) Chairs,  
Padded Metal Patio or Sunroom Chairs w/ Glass Top Tables,  
(3) Sets of Golf Clubs & Bags, Various Decorative Items,  
Sm. car top carrier, Wrought iron patio furniture, other patio furniture

### Furniture

Matching Sofa & Chair with Wood Trim,  
Blue Recliner,  
Corner Curio or Book Shelf,  
Queen Anne Style Vanity Cabinet w/ Beveled Oval Mirror,  
Antique Office or Library Desk,  
Small Bookshelf,  
Full Bed w/ Bookshelf Style Headboard, Box Springs & Mattress, 2 twin beds  
End Tables, Wood rocking chair, Kitchen table  
Appliances  
Kenmore Electric Range w/ Radiant Glass Cooking Surface,  
Whirlpool Side by Side Refrigerator w/ Ice & Water in door  
Microwave, Kirby G-4, Filter Queen vacuum  
Household/kitchenware  
Sears Kenmore Sewing Machine w/ Sewing Table,  
Pressed Glass Punch Bowl Set, Pressed Glass & Cut Glass Serving Platters, Dishes & Bowls, Silver Plate Serving Pieces, Apple Peeler, Egg Platter, Dinnerware & Serving Bowls, Food Processor, Swan Centerpiece Bowl, Green Chicken on Nest, Ruby Stem Glass, Cruet Set, Geese Salt & Peppers, (11) Sets of Glass Salt & Peppers, Manhattan Compote, China Tureen, Cheese Dish, Silver Candle Holders, Lusterware, Cream & Sugar

**Personal Property Terms:** Cash and Good Checks accepted. Concessions and bathroom available. Other terms of sale with cashier day of sale.  
For more info. About this auction or other upcoming auctions visit our website at [www.swiftsureauctions.com](http://www.swiftsureauctions.com) or call us at 620-366-0729  
Auctioneers: Victor Edelman & Dwayne Coble

Swift-N-Sure



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