



## REAL ESTATE & PERSONAL PROPERTY

# AUCTION

**SELLER: DARRELL AND GOLDIE NORRIS**  
**SATURDAY, JUNE 19, 2010 - 10:00 AM**  
**535 NORTH KANSAS, LEBO, KANSAS**



**DIRECTIONS:** From I-35 exit 148, Go South into town on Ogden St. to 6th St., then turn West, go to Kansas St. and turn South. Auction Site is on the left side.

### Real Estate Will Sell at 1:00 PM

**OPEN HOUSE DATE - TUESDAY, JUNE 1, 2010 - 6:30 TO 7:30PM**



**DESCRIPTION:** This is a 4 bedroom house. 2 bedrooms are on the second floor. On the main floor there is 2 bedroom, 1 bath, a living room, dining room with a sun room, kitchen with pantry, and a back porch area. There is a detached single car garage with a lean-to, and another storage shed on a large corner lot.

**TERMS:** Sellers require \$2000 earnest money on sale date with signature on binding contract with the balance due in full at the time of closing on or before July 19, 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 \$661.40. 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.

**AUCTIONEER'S REMARKS:** The house is in a nice central location with an incredible park-like feel to the yard. There is lots of shade and previously the back yard was used as a BIG garden. This would be a great home no matter what phase of life you're in. It would also be a good investment opportunity.

#### 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

#### **GUNS & SHELLS (will sell at 12PM)**

- 1) Charles Daly KBI 12 ga/3"
- 2) Benelli Nova pump 12 ga/ 2 3/4" , 3", 3 1/2"
- 3) Ruger 12/22 22 LR
- 4) Browning-Bolt 243 WSSM w/Leupold scope
- 5) Browning Buck mark 22 LR pistol
- 6) Meriden .38 special
- 7) Hi-Standard Duramatic 22LR pistol

There will be a small assortment of AMMO:243 WSSM,12ga, 17hmr, 357.  
There will be some pheasant pelts, 3 traps and a live trap, small gun safe.  
There will also be 2 tractor books, a couple extra scopes, and 6 belt buckles

#### **VEHICLE (will sell after house 1:15pm)**

Chevrolet Station Wagon

#### **APPLIANCES(will sell after house 1:15PM)**

Westinghouse Chest Freezer; Refrigerator  
GE Microwave; Washer & Dryer

#### **FURNITURE**

Recliner; End Tables; Sofa; Desk  
Oak Rocking Chair; Foot Stools  
Table Lamps; Coffee Table  
Coffee Table w/Glass Top  
Panasonic Television; TV Stand  
Console Television; Floor Lamp  
Unusual Wardrobe-Dresser w/Mirror  
Vintage Baby Bed; Bed w/Wood Head Board  
Metal Frame Single Bed; Metal Frame Double Bed  
Vintage Stick Back Chair; 3 Drawer Dresser w/Mirror  
Cedar Chest; Linen Cabinet

#### **HOUSEHOLD/KITCHENWARE**

Quilt; Quilt Rack; Sewing Machine & Table  
Quilt Patch Pillows; Bedroom & Bath Linens  
TV Trays; Book Rack; Cookbooks; Paper Shredder  
West Bend Fryer; Various Pots & Pans; Griswold & Wagner  
Canister Set; Corning Ware; Various Food Processing Items  
Misc. Kitchen Items; Knives; Silverware

#### **COLLECTABLES/DOLLS**

Childrens Books;  
Pressed Glass; 50th Anniversary Items  
Clairon Radio/Record Player Console  
Cameras; Ashtray w/Floor Stand  
Chein Lithograph Toy Top; Dresser Tin; Copper Hat

#### **TOOLS**

Snapper Tiller; Yard Machines 14hp 38" Lawn Tractor  
MTD 20" Push Mower; Gas Weed Whip; Wheel Barrow  
Truck Bed Trailer; Extension Ladder; Wood Ladders; Saw Horses; Large  
Sprayer Tank; Spreader; Car Ramps; Yard Tools; Bench Grinder; Hand  
Tools; Shovels

#### **MISCELLANEOUS**

Heater; Luggage; (2) Ice Chests; Wash Tubs; Scrap Metal  
Lawn Chairs; Dirt Devil Easy Steamer  
Other Items Not Listed

**Sellers:**

**Darrell & Goldie Norris**

**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**

**Cash and Good Checks accepted. Concessions and bathroom available. Other terms of sale with cashier day of sale.**



**Victor and Hope EDELMAN**

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