

# REAL ESTATE & PERSONAL PROPERTY

PLAN TO ATTEND OPEN HOUSE ON MON., JULY 19 FROM NOON TO 1:00 P.M.

# AUCTION



SATURDAY, JULY 31, 2021

**COMMENCING AT 10:00 A.M.**

**SELLER: MARY L. BUSH**

LOCATION: 2530 AVE. N., LITTLE RIVER, KS 67457

DIRECTIONS: FROM US 56 & LITTLE RIVER INTERSECTION—GO 3 MILES SOUTH ON 26 ROAD, THEN 3/4 MILE WEST ON AVE N.

SUE'S B-B-Q WILL SERVE LUNCH



### TRACTOR, SHED, VEHICLES, FARM & SHOP

- 1997 John Deere 6200L MFWA Tractor, 4717 Hrs. w/GB 660 Loader & Bucket
- (2) Bale Spears for Loader to be Sold Separate
- 12x24 Blattner Built Open Shed on Skids
- 2013 Toyota Camry LE, 4-Door, 66,700 Miles
- 2009 Chevy 2500 Flatbed, 4x4, 43,229 Automatic, 5th Wheel
- 1977 Kawasaki KZ650 Motorcycle, 21,035 Miles
- Encore DGE Zero Turn Mower, 58 Hrs.
- Old Wooden Wheel Buggy
- Bushhog M.2008 3-Pt. Mower
- Pearson Cattle Working Chute & Alleyway
- 10' Tucker Speed Mover
- Springtooth
- (2) Dump Rakes
- 3-Pt. Post Hole Auger
- Electric Drill Fill Auger
- (2) Horse-Drawn Cultivators & (2) Horse Drawn Mowers
- (8) Saddles & Old Harness
- Round Blue Bale Feeder
- Cattle Waterers & Feed Tubs
- Power Miter Saw
- Radial Arm Saw
- Pole Saw & Weed Eater
- Extension Ladder
- Electric Fence Posts
- Copper Boiler
- Scythes
- Scrap Metal; Pile Used Tin

### APPLIANCES, FURNITURE & HOUSEHOLD

- Whirlpool Refrigerator
- Whirlpool Stove
- Whirlpool Washer & Gas Dryer
- Whirlpool Upright Freezer
- Oak Buffet
- Hoosier Cabinet
- Library Table
- Cedar Chest
- Floral Couch
- Recliner

### ANTIQUES & COLLECTIBLES

- Coca-Cola Button Porcelain Sign
- Huyler's Chocolate Porcelain Sign
- (4) Quilts; Lots of Fancy Work, Linens & Handkerchiefs
- (10) Trunks, Old Luggage
- Accordion
- (20) Crocks Including Western Stoneware
- 6-Gal. Ice Water Crock
- Lots of Green Fire King & Jadeite
- Pink Depression Glass
- Porcelain Pots & Pans
- Iron Bed Frames
- Antique Wood Butter Churn
- Milk Cans
- Collection of Books, Including Zane Grey
- Fabric & Sewing Supplies
- Architectural Gingerbread Corbels
- Antique Doors
- Many More Items too Numerous to List!

### REAL ESTATE

Sells Immediately Following Personal Property—(Approx. 3-4 Hr. Sale)  
**2530 AVE. N, LITTLE RIVER, North 36 Acres of NW/4 7-20-6, RICE CO., KS**—1900 Built, 2-Story, 4-Bedroom, 1-Bath Home w/1753 Total Sq. Ft. Wall Furnace & Free Standing Heater. Window AC. Original Wood Work & Ornate Staircase. Large Barn, Shed & Lean-to Shed as well as Corrals, Fencing & Pasture Land. Two Large Tree Belts on North Side of Property. Rural Water Supply, Septic System May Not Be to Code.

### TERMS AND CONDITIONS

**TERMS:** \$5,000 Down on Day of Sale. Balance Due In 30-Days Or Sooner With Title Approval. Title Insurance Will Be Used, Cost Will Be Shared 50/50, Between Buyer and Seller.

**POSSESSION:** At Closing.

**TAXES:** 2020 Taxes and All Prior Years to be Paid by the Seller. 2021 Taxes To Be Prorated to Date of Closing. (Taxes to be Determined after Survey. Rice Co. Appraiser Estimated 2021 Tax for Tract Selling to be \$1204.00.)

**VIEWING:** Plan to Attend the Open House on Monday, July 19, From 12 Noon to 1:00 P.M.

Any Announcement Made Sale Day Shall Take Precedence Over All Advertised Material. Sells Subject to All Easements, Leases & Right-of-Ways of Record. Carr Auction & Real Estate, Inc. will be Acting as Seller's Agent. Seller Will Not Agree to a 10-Day Right of Rescission for Lead Paint Inspection. No Absentee Bids Will Be Taken on Sale Day.



**CARR**   
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