

# REAL ESTATE & PERSONAL PROPERTY

OPEN HOUSE  
THURS., SEP 23  
From 12 Noon to  
1:30 p.m.

# AUCTION



## SATURDAY, OCTOBER 9, 2021

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

**SELLERS: GENE & ALICE URBAN**

**LOCATION: 571 NW 130TH AVE., ALBERT, KS 67511**

**DIRECTIONS: FROM ALBERT, KS—GO ½ MILE SOUTH**

32 DEGREES WILL SERVE LUNCH



### REAL ESTATE

(Sells First at 10:00 a.m.)

**571 NW 130th Ave., Albert, Barton Co., KS**—Approx. 3 Acre Tract with Single Story, 3-Bedroom, 1-Bath Home with 1288 Sq. Ft. of Living Space, Full Unfinished Basement, Central Heat & Air, City Water, Working Gas Fireplace, 30x28 Barn, 30x18 Shop, 16x20 Enclosed Patio Building. Lots of Trees, Nice Buffalo Grass Yard. Farmstead was Former Filling Station and Underground Tanks are Reported to be on this Property. City Water Line Runs Through Adjacent Property Owner's Land.

### TERMS AND CONDITIONS

**TERMS:** \$2,000 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 Will Be Prorated to Date of Closing. 2020 Taxes Were \$1,358.80.

**VIEWING:** Plan to Attend the Open House on Thursday, September 23rd, From 12:00 Noon to 1:30 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.



### VEHICLE, TRACTOR & WAGON

JD B, Restored, Nice Tractor  
2002 Buick Century, 4-Dr.,  
109,441 Miles  
Steel Wheel Wagon  
Wooden Wheel Wagon  
Craftsman GT Riding Mower  
80's Camaro Hood

Bicycles  
Kid's Wagons  
Single Bed  
Wagon Tongues  
Wagon Wheels  
Galv. Wash Tubs  
2-Man Saws  
Antique Cabinets  
Misc. Gun Parts  
WWI German Helmet  
Older Toys, Tonka, etc.

### HOUSEHOLD & COLLECTIBLES

Amana Stove & Refrigerator  
Washer & Dryer  
Chrome Dining Table  
Green Porcelain Cookstove  
Carnival Glass  
Bell Collection  
Copper Boiler

### TOOLS

Drill Press  
Wood Lathe  
Table Saw  
Air Compressor  
Bench Grinder  
Hand Tools

**CARR**   
AUCTION & REAL ESTATE, INC.  
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