

# REAL ESTATE AUCTION

**SATURDAY, April 6, 2019**

**10:00 A.M.**

**LOCATION:** 9403 South Riverton Rd, Partridge, KS, From Partridge, KS go east on Trailwest Rd 1 mile to Riverton Rd, then 1 ½ mile south

## Real Estate sells at Noon

To Be Sold in Two Tracts: Tract #1 with improvements and 9.421 acres  
Tract #2 69.907 acres of Farm ground

Personal property sells at  
10:00 AM ; see back side for  
list of property.

**Tract #1** Legal Description: A Tract in the Northeast Corner of the Southeast Quarter of Section 22-24-7 in Reno County, KS consisting of 9.421 acres

- Features a nice bungalow 1 story home with 3 bedrooms, 1 full bath, living room, dining room, kitchen, and with 1240 sq. ft. of living space, and full unfinished basement
- Central heat & air; 4 years old, electric hot water heater, vinyl siding. Partially carpeted, part hardwood floors
- Other improvements include a small storage shed
- Nice pasture on west and north side of house, a wooded creek on the north end of the property; ideal for a few horses or 4-H calves
- Good access on good gravel road, close to Partridge and Hutchinson
- Total taxes for both Tract 1 & 2 are \$1808.90 to be prorated at closing and separated if sold separately
- Terms: \$7500 down on sale day and the balance due in 30 days; not contingent upon obtaining financing. Down payment is non-refundable
- Seller will furnish clear Title Insurance for the buyer on both tracts; buyer shall pay the closing fee of \$400 at the Title Co.



**Tract #2** 69.907 acres located in the North half of the Southeast Quarter of Section 22-24-7 except 9.421 acres with improvements located in the Northeast Corner of the Southeast Quarter

- FSA reports 66.16 acres of cropland
- FSA reports a 33.1-acre wheat base with a 30-bushel yield and a 33.1-acre sorghum base with a 29-bushel yield. Both wheat and sorghum are signed up in the ARC-CO program
- Immediate possession of the open ground; possession of the wheat ground after 2019 harvest
- Good loamy soil; good yield potential, good access and close to Partridge grain terminal
- Mineral rights transfer to buyer, seller does not reserve any of their mineral rights
- Terms: \$15,000 down on sale day, the balance due in 30 days; not contingent on financing. Down payment is non-refundable

## General terms for both Parcels:

- Property sold as is without any written or implied guarantees
- Possession at closing on the improvements
- Any announcements made on sale day take precedence over the auction ad
- Property has been surveyed by Alfa Surveyors; buyers will receive a copy of the survey
- All information was furnished by the seller, FSA office, Reno County Court house and is believed to be accurate

**SALE CONDUCTED BY: NISLY AUCTION LLC**

**Sale Associate of J.P. Weigand & Sons Inc.**

Auctioneer - Paul Nisly

Hutchinson, KS 620-662-7570

\*\*\* Call Us for your Next Auction \*\*\*

We Specialize in Real Estate, Farm Equipment,  
Construction Equipment, House hold and Antique Auction.

[www.kansasauctions.net/nisly](http://www.kansasauctions.net/nisly)

[pnisly@weigand.com](mailto:pnisly@weigand.com)



## Furniture, Collectible, & Antiques

- Brown leather lazy Boy recliner
- Upholstered rocking chair
- Walnut bed, chest of drawers & vanity with bench
- Large Oak computer desk
- Tall bookcase
- Assorted small tables
- Child's Maple round table & 2 chairs
- Wicker trunk
- Drop leaf table
- Large heavy table stamped "Made in Spain"
- Set of 4 Oak chairs
- Large drainboard & sink over metal cabinet
- Wood sled
- Collection of bells
- Wood high chair with enamel/metal tray
- Sewing rocker
- Upholstered side chair
- Folding side table with 2 armed chairs with woven seats
- Quilts
- Assorted glassware, vases, figurines, dishes, & misc.
- Linens- tablecloths, doilies, tea towels, aprons, dresser scarves, potholders. Etc
- Jars & bottles

## Vehicle

- 1990 Ford F-150 long bed pickup

## Miscellaneous items & Yard Tools

- Sears portable sewing machine
- Canning jars
- Bedding
- Christmas & Fall décor
- Assorted kitchen & household items
- Wrought iron glass top patio table with 4 chairs
- Bicycles (one is 3-wheeled)
- Weed eater
- 2- rototillers
- Garden seeder
- Misc. lawn & garden tools
- Chain saw
- A large & small work bench
- Small amount of old black walnut lumber
- Other misc. items too numerous to mention

## Appliances

- Whirlpool Duet washer & dryer
- Whirlpool electric glass top stove
- Whirlpool portable dishwasher
- Whirlpool refrigerator
- GE microwave
- Misc. small appliances

## Art

- Several pictures, prints & paintings (most framed for hanging)

# Seller: Mr. & Mrs. Ronald O'Hara

**SALE CONDUCTED BY: NISLY AUCTION LLC**

**Sale Associate of J.P. Weigand & Sons Inc.**

Auctioneer - Paul Nisly

Hutchinson, KS 620-662-7570

\*\*\* Call Us for your Next Auction \*\*\*

We Specialize in Real Estate, Farm Equipment,  
Construction Equipment, House hold and Antique Auction.

[www.kansasauctions.net/nisly](http://www.kansasauctions.net/nisly)

[pnisly@weigand.com](mailto:pnisly@weigand.com)

