

LIVE REAL ESTATE & PP AUCTION

**46.76 ac
w/ HOME
& CROPLAND
LYON CO**

AUCTION

**TRACTOR
MOWER
GUNS, COINS
TOOLS**

10:00AM • SATURDAY, MARCH 30, 2024

SELLER: Robert K. Mundy & Tony L. Mundy

AUCTION LOCATION: 3149 Road S5, Admire, Kansas 66830



**OPEN HOUSE
Saturday, 03/09/2024
from 11am-1pm**



AUCTIONEER'S NOTE: It's a privilege to represent the Mundy Family in the sale of this unique property in Northern Lyon Co. It's not often you find this size of acreage with a house, cropland, creek and wildlife all in one package! And with less than 5 miles to the turnpike, you can quickly get to Topeka, Emporia or Kansas City. We will also sell personal property items on auction day including a John Deere 2630 loader tractor, zero turn mower, trailers, guns, coins, tools, antiques and household items. We look forward to seeing you at the auction!

DIRECTIONS: From Admire, KS, go east on Road 330 for 1.5 miles to Road S5, turn south, go 1.5 miles to the property.

THE REAL ESTATE WILL SELL AT 1:00PM

REAL ESTATE (will sell at 1:00pm): This property offers a great feel with lots of privacy at the end of a dead end road creating a great environment for wildlife including whitetail and turkey! The log cabin style sided house creates the feeling of a hunting lodge getaway overlooking the cropland, timber and creek to the south! The county shows 46.76 total acres with 30.20 dryland acres, 15.58 grass acres and 0.98 homesite acres. Hill Creek meanders along the west side of the property and is lined with heavy timber that provides good cover for the wildlife and the cropland offers a great food source. The cropland is primarily class 3 soils with some class 1 and 2 near the creek. The 2 bedroom, 1 bath ranch style home was built in 1988 and offers 1,232 sq ft plus a full unfinished basement. The interior is ready for some cosmetic updates, but you will appreciate the CH/CA, newer style windows and large brick fireplace in the living room with great views overlooking the property and where you can watch the deer walk by. Outside there is a 30x40 shop with concrete, electricity and 2 overhead garage doors and another 30x50 outbuilding. It's difficult to find this much diversity in a tract this size. Come and make this your dream hunting property or your daily home where you escape the hustle and bustle of the everyday life!

TERMS: Earnest money due day of auction will be \$25,000.00 made payable to Moon Title & Escrow. Balance will be due in full at closing on or before 04/30/2024, at which time buyer will receive appropriate Deed. Title insurance and title company closing fees will be shared 50/50 between buyer and the seller. All inspections must be done prior to the auction. The property is sold in "as is" condition, with no warranties or guarantees. All financing arrangements need to be made prior to the auction. Bidding is NOT subject to the following contingencies, including but not limited to financing, appraisal, or inspection. Taxes will be prorated to the date of closing. Buyer will receive full possession at time of closing. Property is being sold with seller confirmation. All information has been gathered from Lyon Co sources and is deemed reliable but is not guaranteed. Boundary lines on maps, photos and videos are approx. and not survey accurate. All announcements made day of the auction take precedence over any advertisements.

OPTIONAL ONLINE BIDDING: This will be a live/simulcast auction for the real estate only with pre-bidding available via internet prior to sale time. At 1:00PM on March 30, the auction will close at live auction with internet bidding available through HiBid, see additional terms online.

THE PERSONAL PROEPRTY WILL SELL AT 10:00AM

TRACTOR, MOWER, TRAILERS (these items sell after the real estate): John Deere 2630 Tractor w/ 146 JD Loader, 4,722-hrs, Dsl; 2016 Bad Boy 42" Zero Turn Mower, w/ Kohler Motor; Car Trailer 7'x18' w/ Ramps; ATV Tilt Trailer 6'x10';

GUNS, AMMO, & OUTDOOR: Winchester 12ga Model 1911 SL; Spencer Gun Co Double Barrel Black Powder Shotgun; Camo Mossberg 835 Ultra Mag 12ga; Enders Royal Service Black Powder Shotgun; Remington Model 700 .308; Ruger M77 7mm Rem Mag; Remington Model 700 .270 Win; Savage Axis .308; Stevens Model 70 .22; JC Higgins .410 Model 940; Winchester Model 69 .22; Marlin Model 40 .22; Remington 50-cal Black Powder Rifle; FIE Italy Black Powder Revolver; Iver Johnson Revolver; Large Gun Safe; Ammo (.308, 12ga, 7mm, 270, 7.62mm, .22); Recurve Bows x6; Compound Bows x4; Caldwell Lead Sled; Arrows, Fletchers, & Supplies; BB Guns; Mec 600 Jr Shotgun Ammo Reloaders; Reloading Supplies (Accu Trimmer, .30-cal Bullets, Powder, Wads, BBs, Rifle Dies, Powder Measure, Scale, Primers, Brass); Tree Stand; Older V-bottom Jon Boat w/ Traile

COINS: Dollars (Morgans x14, Peace x49, Ike x60); Halves (Franklins x15, Walking Liberty x12, Kennedy x2); Pre-64 Coinage (Washington Quarters, Roosevelt & Mercury Dimes); Standing Liberty Quarters x2; Buffalo Nickels x27; Red Label \$2 Bills x14; \$1 Silver Cert x7; \$2 Red Seal x2; \$2 Red Seal w/ Star; Indian Head & Wheat Pennys; Skelly Coin Bank;

TOOLS: Shop Press 60,000-lb; Cutting Torch w/ Cart; Miller Thunderbolt Welder AC/DC; Large Air Compressor; Snap-On Drill Extractor Set; MTD Chipper/ Shredder; 5-ft Bush Hog; Craftsman Tool Box 15 Drawer; Stihl MS211C Chainsaw; Oxygen/Acetylene Bottles; Bolt Bin; Coats 40-40A Tire Machine; B&D Valve Grinder & Tools; ATV Sprayer; Skil 10" Bandsaw; Copper Tubing; Double Propane Heater; Bench Grinders; Sandborn Air Bubble; Engine Stand; B&D 20volt Drill; Gear Pullers; 3.5-ton Floor Jack; Sanborn 14-gal Air Compressor; Craftsman Radial Arm Saw; CP 1" Air Impact; Craftsman Leaf Blower; Handy Man Jack; Drill Press; Craftsman Jointer/Planer; Bolens ST120 Mower; Tap and Die Set; 12-ton Pipe Bender; Morgan Shop Vise; Snapper Lawn Mower; Milwaukee Dolly Cart; 3-ton Cherry Picker; Misc Shop Tools; Fuel Tank; Older 3-pt Log Splitter; Corrugated Tin; Older Go-Kart; Salvage Items (2002 Pontiac Grand Prix GT, Wire, Copper, Older Implements);

ANTIQUES & HOUSEHOLD: Murray Pedal Tractor; Kenmore Washer; Estate Dryer; Antique Dresser; Hot Rod Magazines; Wagon Wheel Bed Frame; Kitchen Table; Oak Hope Chest Cedar Lined; Couch; Aladdin Oil Lamp; Oak Dresser; Trunk; Tonka Toys; Humidifier; 10/15 Cent Comics (War Stories, Wyatt Earp, Lone Ranger, Tarzan, Gene Autry, Looney Toons); Oak Side

Table; Structo Car Hauler; Wall Clock; Element 55" Flatscreen TV; Winchester Wooden Boxes; Copper Spittoon; Rocket Pull Toy; Pepsi Soda Crate; Tin Ambulance Toy; Conn Cornet; Knabe and Co Piano;

PERSONAL PROPERTY TERMS: Cash, approved check, or credit card with 4% processing fee on all credit card transactions. No Buyers Premium. All statements made day of auction take precedence over advertisements. Owners and auction company not responsible for accidents or theft. Gun are stored at an off-site location. Nothing removed until settlement has been made. Concessions will be available.



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