

# LIVE AUCTION

6.82 ac  
w/ HOME  
FLINT HILLS

# AUCTION

TRACTOR  
MOWER  
ANTIQUES

10:00 AM • SATURDAY, OCT 8, 2022

SELLER: *The Kenneth Fischer Estate*

AUCTION LOCATION: 1501 KS HWY-177, Cottonwood Falls, Kansas 66845



**OPEN HOUSE**  
Sunday, 9/25/2022  
from 2-4pm

**AUCTIONEER'S NOTE:** What a great opportunity to own a piece of the Flint Hills in Chase Co! Located on the Scenic Byway, this 6.82 ac tract is nestled in the trees just south of Cottonwood Falls. These smaller tracts are difficult to find, especially with paved road access. Plus, a nice assortment of personal property items, this is an auction you won't want to miss! We look forward to seeing you at the auction!

**DIRECTIONS:** From Cottonwood Falls, go south on HWY-177 for 5.2 miles to property on the east side of the highway.

**THE REAL ESTATE WILL SELL AT 1:00PM**

**REAL ESTATE (will sell at 1:00pm):** What a great location just south of Cottonwood Falls on the Scenic Byway. With a total of 6.82 acres, this property offers both, a feeling of seclusion and beautiful views of the wide-open Flint Hills of Chase Co! The ranch-style home is nestled in the trees and offers 2+ bedrooms, 1 bath and 1,368 sq. ft. The home has CH/CA, updated windows, a backup generator, and detached 2-car garage. Outside you will love the large, shaded deck, carport, outbuildings and mature trees. On the east you have gorgeous views to the east and south overlooking Bazaar. There are lots of mature trees and walking trails throughout the property. Come and check out this one of a kind property!

**TERMS:** Earnest money due day of auction will be \$10,000.00 made payable to Lyon Co Title. The balance will be due in full at closing on or before 11/08/2022, 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. All information has been gathered from Chase 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.

**THE PERSONAL PROEPRTY WILL SELL AT 10:00AM**

**TRACTOR, TRAILER, MOWER, EQUIP (these items sell after the real estate):** John Deere 650 Tractor w/ JD 67 Loader, MFWD, Dsl, 528-hrs, PIN=CH0650S018151; Country Clipper JaZee Pro Zero Turn Mower, 48", 466-hrs; John Deere S240 Riding Mower, 42", Hydro, 108-hrs; 2008 Kodiak Tandem Axle Trailer; King Kutter 3-pt Finish Mower; JD 3-pt Blade; JD Rotary Mower

**TOOLS, LAWN & GARDEN:** Stihl MS251 & MS180C Chainsaws; Husqvarna 340 Chainsaw; Craftsman 4 1/8" Jointer/Planer; Delta 15" Scroll Saw; Delta Miter Saw & Grinder; Stihl FS38 Weedeater; Misc Hand Tools; Bostitch 6-gal Air Compressor NIB; Snap-On 18V Drill; Push Mower; Step & Ext Ladders; Craftsman Lawn Seeder; Wheel Barrow; Lawn Wagon; Hay Wagon; Picnic Table; Stock Tank; 1,000-gal Water Tank; Wrought Iron Chairs; Single Bottom Plow; Labonville Hardhat w/ Shield, Cutting Chaps; Ryobi 18v Tool Set & Drill; Remington Pole Saw; Pioneer 202 Metal Detector; Misc Nuts, Bolts, Screws; Patio Swing;

**GUNS & OUTDOOR:** Ruger LCP-11 .380 Pistol; Jimenez Arms Model JA .380 Auto Pistol; FIE Corp .25-cal Guardian Pistol; Arminius HW51 .22 Revolver; Remington Model 550-1 Semi-auto .22 Rifle; Stevens Model 15 Bolt Action .22; Ted Williams Model 3T semi-auto .22; Pell Master 100 single shot .22; Revelation 12-ga pump; Smith & Wesson Model 916A 20-ga pump; Springfield Model 915 410-ga Bolt action; Iver Johnsons Single Shot 12-ga; Misc Ammo (.22, .380, Shotgun); 10x50 and 20x50 Binoculars; Misc Fishing Tackle & Poles; Pocket Knives; Igloo Cooler;

**ANTIQUES:** Matt Hunn Spurs; Circle T Feed Sign; Pabst Blue Ribbon Sign; Men/Women Enamel Signs; License Plates; Pulleys; Wood Crate; Hinges; Radiator Can; Sewing Machine Base; Single Wash Tub w/ Stand; Tractor Seat; Steel Wheels; Oak Dresser w/ Beveled Mirror; Chest of Drawers; Wood Milk Crate; Soda Bottles; Mid Century Coffee Table, Chair; Pyrex Bowls; Frankoma; Stauer 1930 Auto 21 Jewel & Graves 5ATM Watches; Horse Collar Mirror; Jackalope; Brass Torches; Zippo Lighters; Misc Glassware (Depression, Carnival, Clear); Steer Horns; Wood Beer Crate; Christmas Blow Molds; Coca-Cola Crate & Bottles (Emporia); Chinon CM-7 Camera; Lanterns (Rock Island); Vintage Kids Books; Belt Buckles (Flint Hills Rodeo, Hesston); Harolds Club Or Bust Nevada License Plate Topper; Judy Mackey Print; Lawn Windmill; Yard Art; Park Bench;

**HOUSEHOLD & APPLIANCES:** Whirlpool Cabrio Washer & Dryer; Whirlpool Refrigerator; Wood Hutch; Wood Kitchen Cabinet; Sanyo Flatscreen; DVDs/VHS; End Table; Waterbed Frame; 3-drawer Oak Dresser; Card Table; Recliner; Newer Roll Top Desk; Eden Pure Comfort Air & Heater; Plastic Folding Chairs; Wrought Iron Bar Stools; Electric Fireplace;

**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. Nothing removed until settlement has been made. Concessions will be available.



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