



AUCTION



FOR: LEE ROY SCHUCKMAN ESTATE

MONDAY, AUGUST 17TH, 2020

**Real Estate Selling At 7:00pm, Open house to view property
August 9th, 2020 1:00-2:30 pm**

AUCTION LOCATION: 1200 E. 32nd St, Hays, KS **PERSONAL PROPERTY TIME: 6:00 p.m.**



Legal Description

Hays Plaza 7th Addition, Block 03, W 78' Lot 1
Section 27 Township 13 Range 18 West of the
6th P.M. Ellis County KS

Dwelling Description

Located on a corner lot, this property contains a
1981 Ranch Style home with steel siding, new
Malarkey Legacy 50 yr. shingles in 2020, and a
2-car attached garage with a gas heater. The main
level has 1188 sq. ft., comes complete with
kitchen/dining combination (all kitchen
appliances sell with home), a gas fireplace
in the Livingroom, 2 bedroom and 1 1/2 bath.
There is 594 sq. ft. in the basement which is 90%
finished and has a full bath. There is an inground
sprinkler system in the front yard and the
property has its own water well. The back yard is
well-maintained with a covered deck, (2) 10x12
Storage sheds, and vinyl fencing.

Real Estate Terms Possession: Upon Closing Taxes

Taxes will be prorated to date of closing

Terms

10% down day of sale. Balance to be paid upon
title approval and delivery of deed. Closing to be
on or before September 17th, 2020, or as soon as
title requirements, if any, can be corrected. Due
to circumstances beyond Farmland Auction &
Realty Co. Inc's control, concerning the Novel
Coronavirus (COVID 19), all parties will agree
to automatically extend the contract closing date
until all title requirements can be met and closing
documents and/or financial commitments can be
arranged. Every effort will be made to honor said
original closing date set forth in this contract.
Seller(s) to furnish sufficient deed and title
insurance showing merchantable title in the
seller. Property is being sold "as is".

All inspections need to be done by the buyer at
the buyer's expense and any necessary repairs to
be the responsibility of the buyer. Property will
be open for public viewing on Sunday, August
9th, 2020 from 1 pm-2:30 pm or other
arrangements made with the seller's agent.

Shop Equipment

Honda HS 520 Snowblower, 4 Stroke
Husky Power Washer- 2600 PSI,
2.4 GPM, Kohler 173CC
Husky 1.5 hp, 6-gallon Pancake Compressor
Craftsman Table Saw, Skill Saw, Bench Grinder
Craftsman Tool Chest, Toolboxes
Sawzall, Electric Sander
DeWalt 12V Cordless Drill, Handi-man Jack
Jumper Cables, Portable Jump-starter,
Trouble Lights

Hand Tools, Hammers, Wrenches, Socket Set,
Wood Chisels
Aluminum Ext. Ladder, Ladders, Sawhorses
Bolt Bins Stackable, Bolt Organizers
Nail Bars, Pry Bars, Come-A-Longs, Levels
Extension Cords, Step Stools, Bag Chairs

Lawn & Garden

Honda XRX Self-propelled 6.5 HP
Mulcher/Bagger Mower
Maxum Front-tine Roto-tiller 5 Hp,
Poulan Weed Trimmer
Stihl Leaf Blower, Rakes, Shovels, forks
Hedge Trimmers, Pruners, Garden Tools
Hand Sprayer, Yard Chemicals, Gas/Oil Cans
Holland Gas BBQ Grill, Patio Table/Chairs

Furniture

Dining Table/ Chairs
Roll-Top Desk, Computer Desk,
Computer/Printer
4 PC Queen-sized Bedroom Set
3 PC Queen size Bedroom Set, Full-sized Bed
Maytag Neptune Washer/Dryer
Leather Sofa, Recliner, Loveseat (Brown)
Sofa, (2) Recliners
Coffee Tables, End Tables, Sofa Table,
Curio Cabinet
Flat Screen TV, TV Stand, Stereo
Bookshelf, Phone Stand, Apartment Fridge

Guns

Townley Pal.22 Single Shot
Belknap Model B-64 12ga 3' chamber

Household/Misc.

Pots & Pans, Pyrex Bowls, Corning Ware, Plates
Silverware, Kitchen Utensils
Terry Redlin Wildlife Prints &
Harvest Wildlife Print
Frank Mittelstadt Wildlife Print
Calloway Golf Clubs, King Cobra Golf Clubs
Fishing Polls & Tackle
Knick-Knacks & Misc. Items too Numerous to list



Agency Disclosure: Farmland Auction & Realty Co., Inc is the agent to the Seller and will perform all the duties as set out in K.S.A. 58-30, 106.
If Purchaser desires representation, legal counsel is advised.



Farmland Auction & Realty Co., Inc.

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