

Real Estate, Vehicles,
Household, Furniture, Tools,
Lawn & Garden, &
Miscellaneous Items of Interest

Auction

Friday, July 9, 2021; 5:30 p.m.

Selling For: Frances Mae Boxberger Estate, Mary J Combs Marital Trust
Southwind Bank Executor

Sale Location: 235 W. 1st, Russell, KS

TRACT #1 REAL ESTATE & HOME: (Sells at 6:30p.m.)



TRACT #1 Legal Description: Russell Original Town, Block 129, Lot 7, Section 27, Township 13, Range 14W of the 6th P.M., Russell County, KS

Property Address: 235 W. 1st St, Russell, KS

Dwelling Description: Located on a corner lot, this property features a 1,866ft² Ranch style brick exterior dwelling built in 1949. It features 3 bedrooms, Office, 1 ½ bathrooms, Livingroom, Dining room, and kitchen all on 1 level, 2 car attached garage and roof replaced in 2018. This home has a nice floorplan that will offer a buyer convenient living all on 1 level.

TRACT #2 Legal Description: Copeland Addition, Block 14, Lot 1, Section 26, Township 13, Range 14W of the 6th P.M., Russell County, KS

Property Address: 535 N. Culp, Russell, KS

Possession: Upon Closing

Taxes: Taxes will be prorated to date of closing based on 2020 taxes.

Terms: 10% down day of sale. Balance to be paid upon title approval and delivery of deed. Closing to be on or before August 9, 2021, or as soon as title requirements, if any, can be corrected. Due to circumstances beyond Farmland Auction & Realty Co. Inc.'s control, 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 Thursday, July 1, 2021 from 5:30 – 6:30 P.M. or other arrangements made with the seller's agent.

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



TRACT #2 VACANT LOT: (Sells after the home)



VEHICLE: (Sell after the Real Estate)



- 1982 Pontiac Bonneville, 4dr, shows 89,658 miles. Running Condition Unknown

FURNITURE & HOUSEHOLD

- 4pc bedroom set, mid century
- 4pc bedroom set, Vanity, nightstands
- Dining Table, 6 chairs, 3 leaves with a matching buffet
- End tables, Coffee Tables
- Marble top pedestal planter and several additional pedestal plant stands
- Elgin Sewing Machine in cabinet
- Various other misc. pcs of furniture

MISCELLANEOUS & COLLECTIBLES:

- Alaskan Furs Fur Coat
- Japan/Occupied Japan Figurines
- Japanese Silk Kimono (Good condition)
- Costume Jewelry, several drawers full
- Noritake China Set (10 place setting)
- Hull Candle Stick holder and flowerpot
- Van Brigel Vase
- Western Stoneware 3-gallon crock
- Pots/Pans, Silverware, misc. household and kitchenware items
- Antique white glassware spice bottles with red lids

Partial Listing only. Lot of items are boxed and will be opened and displayed prior to the sale.

Cash, "Good" Checks, Credit/Debit Cards accepted

No guarantees or warranties will be expressed or implied. All items must be paid for and removed day of sale.



COINS:

- Two Dollar Bills 1963 (2)
- U.S. Walking Liberty ½ Dollar (multiples of 1928, 1939 – 1946)
- U.S. Franklin ½ Dollar (multiples of 1948, 1950, 1951, 1952, 1954)
- U.S. Morgan Dollar Coin (1879, 1880, 1881, 1886, 1898, 1899)
- U.S. Peace Dollar Coin (multiples of 1922, 1923, 1924, 1926, 1934, 1935)
- U.S. Morgan Dollar Coin (multiples of 1921)
- U.S. Washington Quarter (multiples of 1934, 1935, 1936, 1939 – 1954)
- U.S. Standing Liberty Quarter
- U.S. Liberty Quarter 1922
- 1964 and Prior Roosevelt Dimes (321)
- Winged Liberty Head Liberty Dimes (368)
- Jefferson Nickels (multiples 1940's, 1950's, 1960's)
- 1950's Jefferson Nickels
- 1940's Jefferson Nickels
- Wheat head pennies



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