

AUCTION

SATURDAY - JUNE 13, 2015 - 11:00 A.M.
PHILLIPSBURG, KANSAS

AUCTION LOCATION: 531 E St., Phillipsburg, KS. From Highway 36, 2 Blocks North on 5th St.

SELLER: JAMES R. LORENSEN TRUST

REAL ESTATE SELLING AT 1:00 P.M.

WEISER REALTY Norton, Kansas



OPEN HOUSE
Thursday June 4th, 2015
5:00 p.m. till 7:00 p.m.

Home is a small 662 square foot stucco home with one bedroom, living room, dining room, kitchen, small room for office and porch with washer/dryer hookups. Home has new Trane furnace.

Shop consists of a 50'x30' metal building. The shop has a full concrete floor, two overhead doors, one on the west side, one on the north end - both with door openers and a walk-in door. The shop has a full concrete floor, electrical wiring and air lines. The property has new sidewalks and driveways to the shop.

The real estate property sets on a corner lot (two lots) consisting of 14,000 square feet with a beautiful established buffalo grass yard.

Legal Description: Lots Seven (7) and Eight (8), Block Five (5) Range Six (6) Original Town of Phillipsburg, Phillipsburg, Kansas

Taxes: The 2014 taxes were \$533.02 and paid in full. The 2015 taxes will be prorated to the date of closing.

Terms: 20% down the day of the auction. Balance to be paid upon Proof of Merchantable Title with Title Insurance Policy and Delivery of a Trustee Deed to the Buyer. Final payment to be within 30 days with final payment being in certified funds or money order. Title insurance will be shared 50% by the Seller and 50% by the Buyer. Earnest funds (down payment) shall be held in Security Abstract Trust Account. Title Insurance and Policy shall be delivered by Phillips County Abstract.

Possession: Day of Closing. Closing shall be on or before July 14th, 2015.

Agency Disclosure: Weiser Realty and its agents are representing the Seller only and will not be considered Agents for the Buyer. Bidders are urged to inspect the Real Estate and obtain any additional information they deem necessary before purchasing the Real Estate. The Buyer takes the Real Estate in its present condition "As Is", "Where Is" subject only to facts of record and without any EPA, Mechanical, Plumbing or Termite inspections. Announcements made day of Auction shall take precedence over any printed material.

Auctioneers Note: Great opportunity to purchase a small home with a modern shop close to downtown Phillipsburg. Very nice corner lot with a beautiful lawn. come see us during the open house and see the opportunity that awaits you.

REAL ESTATE AUCTION CONDUCTED BY

WEISER REALTY
NORTON, KANSAS
785-877-2185

Jolene Weiser, Broker
785-871-7278

Samantha Hager, Salesperson
785-871-7279

Robert D. Wyatt, Auctioneer/Salesperson
785-871-7263

PERSONAL PROPERTY

TOOLS

Craftsman Table Saw; Black & Decker Router w/ Table; Craftsman Belt Sander; Skil Belt Sander; Dewalt Heavy Duty Palm Sander (NEW); Roto Zip Spiral Saw; Makita Side Grinder; Brass Coated Drill Bit Set; Powermate Air Impact Ratchet; Chicago Pneumatic Air Impact Socket Wrench; Dremel Tool; Socket Sets; Tap & Die Set; Gear Puller Set; Pipe Wrenches; Crescent Wrenches; Combination Wrenches; Hammers, Saws, Squares, Levels; Bar Clamps, C-Clamps; Sharpening Stone Wheel on Stand; Lawn Mower Work Table w/ Winch; Clarke Parts Washer; Clarke Sand Blaster; Organizer Cabinets; Portable Work Table; Extension Cords; Creeper Shop-Vac

PERSONAL PROPERTY

TRACTORS



Case, Gas Eng. Wd. Frt., PTO, Belt Pulley, Frt., 16.9 x 30 Tires



Case, Gas Eng., Nar. Frt., PTO, Belt Pulley, 12.0 x 38 Tires, Fenders

LAWN EQUIPMENT



(5) Allis Chalmers Big Ten Tractor Mowers w/ 38" Decks; (2) Allis Chalmers 310 Tractor Mowers w/ 38" Decks; FMC Bolens 1050 Tractor Mower w/ 38" Deck; EZ Mulching Mower, Kohler 15.5 HP Eng.; (3) Lawn Tractor Snow Blower Attachments; (2) Lawn Tractor Front Blade Attachments; Lawn Tractor Rear Tiller Attachment

SHOP EQUIPMENT

Puma Industrial Air Compressor, Model PN706OV, 7.0 HP; Delta Shopmaster Drill Press; Clarke Tool Cabinet; 2-Ton Engine Hoist; Prolift 2-Ton Floor Jack; 12-Ton Hydraulic Jack; Bench Grinder; Portable Air Compressor; Rope Black & Tackle; Booster Cables; Endless Belts; B&S Vanguard 16 HP V-Twin Engine; Wisconsin Air Cooled Engine, Model THD

HOUSEHOLD ITEMS

Gibson Refrigerator 15.5 Cu. Ft., Top Freezer; Kenmore 13 Upright Freezer; Maytag Heavy Duty Washer & Dryer (White); Tappan Gas Range; Countertop Dishwasher; Emerson Microwave Oven; (2) Bunn Coffee Grinders; Nesco Meat Slicer; Presto Slow Cooker; Wood Dining Table; Folding Table; Antique Rocker; 4 Drawer Glass Frt. Cabinet; 4 Drawer File Cabinet; Wood Book Shelf; Metal Storage Shelves; Old Mountain Cast Iron Skillet w/ Lid; Cast Iron Pot w/ Lid; Crock Pot; Kitchen Utensils

ELECTRONICS

Proscan Flat Screen TV, 32"; JVC DR-MV 150 Hi-Fi Stereo; Magnavox DVD Player/VCR; Panasonic DVD Recorder; Technics Direct Drive Automatic Turntable System; Hi Density Power Amplifier; 35 Watt P.A. Amplifier; TEAC Compact Disc Multi Player; Optimus 6 1/2" 2-Way Flash Mount Speaker System; FM Wireless Microphone System; Bell & Howell 16mm Filmo Sound Projector; Concord Projector; (2) Projector Screens; RCA 5 Disc Changer; Computers & Supplies; HP Laser Jet 1200 Printer; HP Deskjet 6540 Printer; HP 1200 Printer; Panasonic Printer; (3) Computer Routers; AT&T Receiver Router System; Computer Scanner; Wollensak 3M Recorder; Box Speakers; CD Burners; Woefer Speakers; Sauder Multimedia Storage Tower; Photography Supplies; Large Assort. of CD's & DVD's; (4) Victrola Phonographs; Edison Standard Phonograph; Large Assort. of Phonograph Records

MISC. ITEMS

Horse Drawn Cult.; Antique Garden Plow; Bath Tub; Lawn Spreader; Wood Deck; Night Stand; Dressmaker Sewing Machine; Office Desk Chair; Triner Postage Scale; Photography Books; Parts & Operating Manuals; Tractor Books; American Gas Eng. Books, Vol. 1 & 2; Allis Chalmers Farm Equipment Book 1914-1985; J.I. Case Tractors & Equipment 1842-1955; 150 Yrs. of J.I. Case, Ultimate Guide to Tractors; Antique Power Magazines; American Farm Imp. Encyclopedia; J. A. Jance Paper Book Collection; Diane Mott Collection; Mystery Books; Connie Smith Book; Assorted Magazines

Terms: Cash or check day of sale. Items must be removed day of sale. All items sell in "as is" condition. The seller and Jessup Auction Service are not responsible for items after they are sold, or in case of an accident. Announcements made at the auction take precedence over written material.

Lunch Stand Provided



155 West 500 Road, Phillipsburg, KS 67661

Monte
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