



AUCTION



SATURDAY, JUNE 20TH, 2009

As I am moving to an apartment, the following sells located 3 1/2 miles south of WAVERLY, KS at 2151 Trefoil Rd.
(In the event of Main Street construction in Waverly watch for sale day signs)

2151 TREFOIL RD., WAVERLY, KANSAS

SELLING @ 10:00 AM

**OPEN HOUSE PREVIEWS: MON., JUNE 1st from 5-7 pm
TUES., JUNE 9th from 5-7 pm**



TRACT I: Home with 5 acres +/- on blacktop road. Home features include 3 bedrooms, 1.5 baths, large living room with fireplace, 2 car attached garage with breezeway to home, formal dining room, enclosed front porch, full unfinished basement that tends to take water in rainy periods, full attic with flooring for storage that has plenty of head room to allow finishing into future living area. Outbuildings consist of concrete block 45 x 13' former dairy barn and attached lean-to 50 x 24', Butler 3-ring steel bin. There are several pear and apple trees in the yard.

TRACT II: 195 acres +/- consisting of 80 acres +/- tillable with tenants rights through fall harvest and 75 acres +/- pasture with tenants rights through pasture season. Seller will retain landlords share of both tillable and pasture rent for 2009 and all F.S.A payments on tillable acres for 2009. There are 37.3 acres in CRP and Buyer will receive full 2009 payment. CRP acreage drops out of program 9-30-09.

MANNER OF SALE: TRACT I & TRACT II will be offered separately and then together as a whole to determine the highest bid price.

*****TERMS & CONDITIONS*****

\$7,500 of purchase price for each tract as earnest money and signature of binding contract, day of Auction, balance due at closing on or before July 16, 2009. Purchaser to pay cost of Seller's title insurance and closing agent's fees. Seller to pay 2008 taxes and all prior years and a prorated share of 2009 taxes. Sells subject to easements, right of ways, restrictions of record and zoning regulations.

POTENTIAL BIDDERS ARE ENCOURAGED TO HAVE PROFESSIONAL INSPECTIONS THEY DESIRE AT THEIR EXPENSE, PERFORMED BEFORE AUCTION. PROPERTY SELLS IN PRESENT EXISTING CONDITION WITHOUT WARRANTY, INSPECTIONS (OTHER THAN TERMITE INSPECTION) BY SELLER, BROKER OR AUCTIONEER. FINAL SALE IS SUBJECT TO SELLER

CONFIRMATION. Property is not selling subject to loan approval. Prior financing should be made by Purchaser. Real Estate Licensees will be acting as Designated Seller's Agents. Statements and forms of written contract day of auction take precedence over anything advertised.

CENTURY 21 - MILLER & MIDYETT

PERSONAL PROPERTY SELLS FOLLOWING REAL ESTATE

Frigidaire Refrigerator
Chef Mate Bread Machine
Bemis Humidifier
Singer Stylist 774 Zig-Zag
Cabinet Sewing Machine
Bench Craft Recliner
Round Dining Table w/6 Chairs
Three Piece Bedroom Suite
Maple Night Stand
3 Small Round Stand Tables
Two Piece Bedroom Suite
Roll-a-Way Bed
Pole Lamp
Night Stand
Bookcase
Floor Lamp
Small Dining Table w/3 Chairs
Several Plant Stands
2 Blue Bowls
Partial Set of Gold Standard China
Christmas Cactus
Amber Water Set
Glass Cookie Jar
2 Music Stands
Queen City 4 gal. Crock

Wooden Folding Chair from Waverly
Baptist Church
Several Pictures & Frames
Selection of Pots & Pans-Cookbooks—
Books-
VCR tapes—Christmas Décor—Luggage—
Cloth Items—etc. etc.
Stainless Steel Dutch Oven
Swivel Rocker
Some Children's Books, Games & Puzzles
Homelite 180 Classic Chain Saw
Craftsman 1 1/2 HP Air Compressor
Small Shop Vacuum
Air Bubble
2 Electric String Trimmers
Log Chain
Handyman Jack
Aluminum Ladder
Paint Gun
Miter Saw
2 Saw Horses
Craftsman Sander
Draw Knife
3 Surge Stainless Steel Milkers
2 Stainless Steel Milk Strainers

8 Hex Black Powder Gun Barrels
4 Hand Carved Black Powder Stocks
2 Metal Ornate Powder Horns
Long Range Remote Starter, NIB
Several Extension Cords Set of Car Ramps
3 Trash Cans
Aluminum Step Ladder
Some Hand Tools & Wrenches
Child's Wagon
National Geographic Atlas of the World, 1981
Cartoon Child's Plastic Table w/ 2 Chairs
Child's Rocker
Fisher Price Play Family School
Fisher Price Basketball Goal
Playschool Magnetic Letter Deskette
Porter Microcraft Microscope—Lab
3 Old Plastic Dolls

**NOTE: There are drawers & storage unopened at listing, sure to be some surprises and great additions. Many other items.
INSPECTION DAY OF SALE ONLY.**

LUNCH BY HAPPY TRAILS CHUCKWAGON

*NOT RESPONSIBLE FOR ACCIDENTS *NOTHING REMOVED UNTIL SETTLED FOR. *CASH OR APPROVED CHECK SALE DAY
*I.D. REQUIRED TO REGISTER FOR BIDDING NUMBER *STATEMENTS DAY OF SALE TAKE PRECEDENCE OVER ANYTHING ADVERTISED.



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NADINE HUGGARD, Owner

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