

40 Acre Farm★2890 SqFt Home★5800 SqFt Barn★Stocked Pond

REAL ESTATE

AUCTION

Saturday, November 5, 2016

10:00 AM

13000 E 47th Street, Derby KS

**OPEN HOUSE
Saturday, Oct. 22
1:00 to 3:00 PM**

AUCTION HELD ON SITE

AUCTIONEERS NOTES Steve and Roma Jackson have called this farm home for over 40 years. It is from here they raised their family, ran their businesses: The Suburban Feed Store and Central Kansas Builders Inc., and supported their church, friends, neighbors and family. From here they relaxed and pursued their hobbies of antiques, crafts, gardening, farming and ranching. If you are a picker, contractor, farmer, rancher, crafter, or collector you **MUST** be here both days because the lists are not exhaustive. There are 1000's of square feet of lumber and building supplies, equipment, power tools, tack, livestock equipment, antiques and collectables galore, unique items, furniture, and household items - more than you can comprehend. Already we have pallets and pallets ready to auction. With 4 barns totaling over 8000 sqft of everything imaginable, we are uncovering new inventory every day. After the first sale is over pallets will be reloaded for the second sale.

REAL ESTATE SELLS PROMPTLY AT 10:00 AM

DIRECTIONS

Three miles east of Rock Road on 47th Street.

PROPERTY DESCRIPTION

This is a one of a kind spectacular 40 acre property. This farm is only 3 miles east of Rock Road on 47th Street, perfectly located for country living and easy access to Wichita, Rosehill, Andover and Derby. This property includes a 2890 sqft home, 5800 sqft barn, sheds, 3-acre stocked pond, cattle sheds and Rosehill Schools.

The home was custom-built in 1977 and has been immaculately maintained over the years. It has a 2-story vaulted living room with fireplace, large country kitchen with custom built on site cabinets, and wood floor, 2 dining areas. A large laundry and mud room are perfect for coming in from the barns or garden. The lofted master bedroom is the entire upper level approximately 400 square foot, includes a sitting area, plenty of room for furniture, large bathroom with walk in closet Jacuzzi type tub and separate shower. The basement is fully finished and has room for bedrooms and or family room. The grounds around the home are out of this world. Large mature shade trees, flower beds, privacy and peaceful all the way around the home but the keeper is the secluded patio sitting area right off the living room with a water garden. This peaceful area itself is priceless. The main barn is 54'X108' and includes a large entertaining/party area and bunk room, private office, tool room, bathroom and shop area. It has a 20' Lean on the entire north side of the building and a 12' lean on the south side. There is also a 24'X40' shed with a porch and a 12' lean a 24'X60' shed with a 10' lean and a 24'X60' shed with a 12' lean on the south side. The opportunity is boundless here. The property is centrally located in the growth area so appreciation is in its favor for years to come. There are years and lifetimes of memories to be made here from, gardens to 4H projects, fishing in the pond, projects in the barn, horses to ride, family gatherings and even weddings in the fabulous yard. Make your best buy on the home of your dreams the day of the auction.

2015 Taxes \$3886

DISCLOSURE

This property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his (her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections and needed appraisals completed prior to the auction day including, but not limited to, roof, structure, termite, radon, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from source deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)/Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. All registered bidders will be granted access to complete all needed inspections prior to the sale by registering and scheduling an appointment. Property is sold as is. Call 316-775-7717 for all available reports and addendums. Auctioneer and agents of Realty Executives Sudduth Realty Inc. and Faith Realty Inc. are acting as agents of the sellers.

TERMS

All bidders will be required to register at sale, or for registration prior to sale call 316-775-7717. All successful bidders will be required to sign a cash contract and deposit 10% of total bid price as earnest money to be held in escrow. The earnest money will be applied to the purchase price at closing. Sale will not be subject to loan requirements the sale will be final and any loan requirements will be the buyers responsibility. If a successful bidder (buyer) does not consummate the same according to the contract, the down payment will not be refunded. Payment is cash at closing on or before December 22, 2016. Cost of title insurance and closing fee will be split 50/50. Possession will be at closing.



**View more pictures and info online at
WWW.SUDDUTHREALTY.COM**



Announcements Made Day of Sale Take Precedence Over Printed Matter.



"Exceptional Service from Exceptional People"
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★ ★ PICKERS DELIGHT & PINTEREST LOVERS DREAM ★ ★

**2 DAY SALE
PERSONAL
PROPERTY**

AUCTION

Saturday, November 5, 2016 10:00 AM

13000 E 47th Street, Derby KS AUCTION ONSITE

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AUCTIONEERS NOTES: Good off street parking available. Concessions served all day, both days. Restrooms available on site. Come spend each day making the best finds and buys offered at auction this year. ****All items purchased at first sale must be removed by Monday, November 7th at 6:00PM so we can start reloading for the second sale.**

BUILDING SUPPLIES

- Metal Sheets
- Trim
- Large Boxes of Screws
- Insulation
- Lumber : 2x4 2x6 2x8 etc.
- Doors
- Windows
- Shop Tools
- Table Saws
- Welder
- Air Compressor's
- Anvil

EQUIPMENT

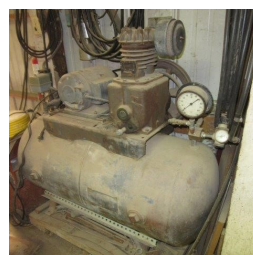
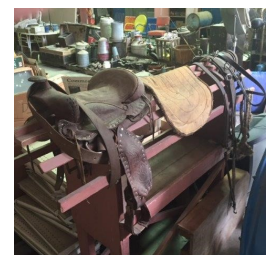
- JD Gator AMT 600 (Gas)
- JD Gator AMT 626 (Gas)
- 1 8x16 Flatbed Trailer
- (Good Condition)
- 2 16' Tandem Trailers
- Clark Forklift
- JD Manure Spreaders
- Grain Auger

LIVESTOCK EQUIPMENT

- Feed Trailers
- Stock Tanks
- Feeders

• Creep Feeder

- Halters
- Show Supplies
- Bulk Storage Tank
- Pop up Bale Loader
- Grass Seeder
- **HORSE SUPPLIES & EQUIP**
- Horse Saddles (Pony & Antique Saddles)
- Pony Harness (Old)
- Pony Wagon (Old)
- **EQUIPMENT & MISC**
- Poultry Supplies, Cages, Brooders, Incubator, Feeders, etc.
- Grasshopper Snow Blower
- Grasshopper Grass Catcher
- Fluorescent Bulbs 4' & 8'
- Pallet Jack
- Car Traveler Topper
- Dog Travel Box's
- Truck Tool Box's
- Store Shelving
- Purina Supplies
- Purina Ads (Paper, Vinyl, Metal)
- Selection of Metal Signs
- Finding More Every day



Saturday, November 19, 2016 10:00 AM

13000 E 47th Street, Derby KS AUCTION ONSITE

DIRECTIONS: Three miles east of Rock Road on 47th Street.

DESCRIPTION OF ITEMS: Furniture and Household Items

FURNITURE

- Sofas
- Shelves
- Bunk Beds)
- Patio Furniture
- Table & Chairs
- Office Furniture
- Piano

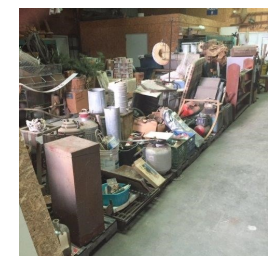
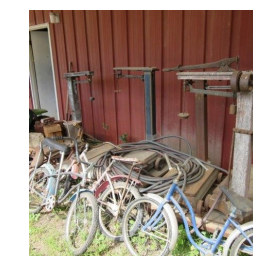
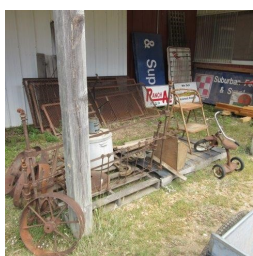
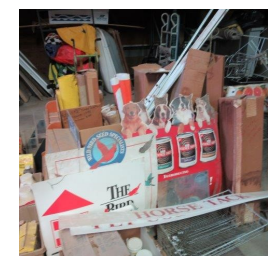
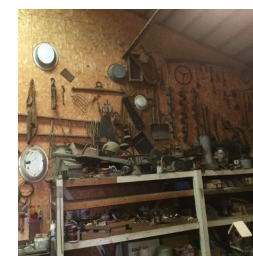
APPLIANCES

- Sewing Machines
- Dryer
- Refrigerator
- Microwave

COLLECTIBLES

- Safe 4x6 Roster
- Purina Memorabilia
- Camera Collection

- Oak Children's Table & Chairs
- Coke Machine
- Belt Buckle Collection
- Games & Toys
- Records
- Knick-Knacks
- Antique Wagon Wheel
- Wash Tubs
- Washing Machine
- Scales
- Tractors Seats
- Barn Loft Hay Hook
- Bicycles
- 1940's Bowling Shuffle Board Game (works great)
- MORE, MORE, MORE



Announcements Made Day of Sale Take Precedence Over Printed Matter.



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