

REAL ESTATE AND PERSONAL PROPERTY

1001 BAUGHMAN DR
ULYSSES, KS

SATURDAY
APRIL 23, 2022
@ 10 AM

AUCTION

FOR FRAN SMITH

FRAN IS DOWNSIZING AND RELOCATING AND WE ARE PLEASED TO HELP
HER LIQUIDATE HER REAL ESTATE AND PERSONAL PROPERTY



REAL ESTATE & VEHICLES

SELL AT 12 NOON
OPEN HOUSE

SUNDAY APRIL 3, 2022
2:00 - 4:00 OR BY APPOINTMENT



Well maintained home on corner lot. Walk into a large living area with an even larger family room off to the side with a fireplace. Plenty of room for family and friends. Nice kitchen and dining combo with an oversized pantry. Large master bedroom with his and hers closets.

| | |
|------------------|-------------------------|
| Bedrooms: 3 | Year Built: 1977 |
| Bathrooms: 2 | Taxes: \$2,603.25 |
| Shop: 34' x 24' | Patio: Open |
| Sq Ft: 2,140' | Legal: Hall |
| Lot Size: 13.585 | Addition, Blck 2, Lot 5 |



REAL ESTATE TERMS AND CONDITIONS

TERMS: Selling by Public Auction through Jerry

Stutzman, Broker and Amy Orosco, agent, United Country Stutzman Realty & Auction, Broker represents Seller as Seller's Agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Successful bidder will sign contract and deposit 5% earnest money with Frazee Abstract & Title Inc., as escrow and closing fee. Real Estate taxes will be prorated to the date of closing. Settlement will occur on or before May 27, 2022. Announcements during sale take precedence over published information. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding.

No return of earnest money. Seller guarantees clear title. All information from Grant County records. No warranties by seller or broker. NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to bidding and to satisfy themselves as to condition, acreages, etc. Property sells "AS-IS" and subject to easements & covenants, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or United Country Stutzman Realty & Auction. No buyers premium on real estate. Selling subject to seller's confirmation.

Realtor - Amy Orosco (620)952-1196

Auctioneer - Brian Petersen (307)212-2319

www.wyopetersenauctionservice.com

Office (620)356-1954 * 212 N Main, Ulysses, KS

www.StutzmanRealty.com

ANTIQUES AND COLLECTIBLES

- Oil lamps
- Electric lanterns
- Vintage radios
- Regulator wall clock
- Vintage cameras
- Teapot collection
- Princess Di plate collection



- Early oak entry table
- Round oak dinette table and 4 chairs
- Santa collection
- Angel collection
- Lunch boxes
- Buffett
- Oak library table
- Crock

- Cookie jars

HOUSEHOLD AND FURNITURE

- Café table and chairs
- Southwest décor
- TV cabinet
- Dressers
- Whirlpool refrigerator
- King bed
- Treadmill



- Upright deep freeze
- Big island
- Bunkbeds
- Office chairs
- Couch
- Recliners
- VHS tapes
- Leather sofa, couch and loveseat



- Harvard billiard table/cue sticks
- Plant stands
- Large cactus

*MANY, MANY BOXES YET TO UNPACK

*CONCESSIONS AVAILABLE

LAWN, GARDEN AND SHOP

- Lawn chairs
- Car ramps
- Tools
- Shop vac
- Charbroil grill
- Gazebo and patio set
- Garden hoses
- 4 wheeler ramps



- Craftsman chainsaw like new
- Hand tools
- Large Dog House
- Toe hitch

- Weed eater
- Lawn cart

OUTDOORS

- Bicycles
- BB guns
- Backpack
- Tackle boxes
- Fishing poles
- Golf clubs
- Celestron Astromaster



130 with tripod, nice

MISCELLANEOUS

- Metal shelving units
- Plastic shelving units
- Lots of Christmas



- Red wagon
- Luggage
- Lots and lots of jewelry making equipment and supplies

VEHICLES

- 1991 Ford f150 XLT Lariat, 128,510 miles, 5 speed, 6 cylinder, should be running and driving by sale day
- Club Car golf cart



Personal Property Terms and Conditions - The brochure and website is only a guide and is subject to additions or deletions. Descriptions are believed to be correct, however, auctioneers and owners make no warranties or guarantees as to genuineness, authenticity of, or defect of any items and will not be held responsible for advertising, discrepancies or all other advertisements. 10% buyers premium will be charged. ALL SALES ARE FINAL. Everything is sold as is, where is. SELLER and or Auction Company will not be held responsible for Accidents. All items need to be removed day of sale unless other arrangements are made with Brian Petersen. Payment terms—Cash, check or credit card. Must have valid Drivers License to obtain bid number.



Stutzman Realty
& Auction LLC