

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
Bathrooms: 2
Shop: 34' x 24'
Sq Ft: 2,140'
Lot Size: 13.585

Year Built: 1977 Taxes: \$2,603.25 Patio: Open Legal: Hall 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.



• Cookie jars

HOUSEHOLD AND FURNITURE

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



- Upright deep freeze
- Big island • Bunkbeds

- Santa collection
- Angel collection
- Lunch boxes

- Crock



- Craftsman chainsaw like new Hand tools Large Dog House
- Toe hitch
- Weed eater
- Lawn cart

OUTDOORS

- BB guns
- Backpack
- Tackle

- poles
- Astromaster

130 with tripod, nice **MISCELLANEOUS**

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



- Buffett
- Oak library table

Computer desks

Pots and pans

Dishes

GE glass top electric

Lots of cookbooks

Large cactus

- Bicycles

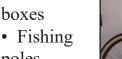
- Celestron





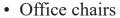
- boxes





- Golf clubs

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



- Couch
- Recliners
- VHS tapes
- Leather sofa, couch and loveseat



*MANY, MANY BOXES YET TO UNPACK

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







Stutzman Realty & Auction LLC

***CONCESSIONS AVAILABLE**

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.