

Two Bedroom Home
In Caldwell, Kansas
Chevrolet Car
Appliances - Furniture - Antique Pieces
Household Items

Saturday,
Sept. 19, 2020
9:00 a.m.

AUCTION LOCATION:
Caldwell Community Building,
East First Street - Caldwell, Kansas

HOUSE LOCATION: 15 North Boyd, Caldwell, Kansas

LEGAL DESCRIPTION:

Lots 13, 15 and 17, Block 127, New Caldwell Addition to the City of Caldwell, Sumner County, Kansas

Chevrolet Car



2012-CHEVROLET IMPALA
 LT 4 DR. Car,
 w/73,767 miles, 3.8 liter V/6 eng., center console, tilt, cruise, power windows & door locks, remote mirrors, CD, radio, nice clean car



SUBJECT:

Nice well kept 2 bedroom home w/1 bath, large living/dining room, kitchen w/nice built-ins, built-in range top & oven, entry room w/storage cabinets & closet, utility room w/small sink, washer/dryer hookups, bath w/tub & shower, carpeted, central air & heat, ceiling fans in one bedroom, kitchen & living/dining room, vinyl siding, storm windows & doors, covered front porch, attached carport, 16'x14' storage shed, house has approx. 1150 sq. ft.

TERMS:

\$5,000.00 down day of sale. Balance due at closing.

TAXES:

Seller shall pay 9/12th and Buyer shall pay 3/12th of 2020 taxes based on 2019 taxes. 2019 taxes were \$690.72.

POSSESSION:

At closing

CLOSING:

On or before October 16, 2020

TRANSFER OF PROPERTY:

Shall be by Title Insurance and Deed with Seller and Buyer sharing the cost of Title Insurance, contracts, deed and closing costs.

ESCROW AND CLOSING AGENT:

Pfatzgraf Title Company, 522 North Washington
 Wellington, Kansas 67152

SURVEY:

Any survey shall be paid by buyer

ALL LAND:

Subject to easements, right-of-way and leases of record, if any.

Shown by appointment:

Contact Cochran Real Estate and Auction.

DISCLOSURE OF REPRESENTATION:

BUYER acknowledges receipt of notification that the Real Estate Broker, Salesman and Auctioneer are acting as agents of SELLER, with the duty to represent the SELLER'S interest; that said persons will not be agents of the prospective BUYER; and that information given to said persons will be disclosed to SELLER.

NOTE: The purchaser accepts the described property in its existing condition, without warranty by the seller or the listing broker, unless the same is expressly set forth in the contract. All information is taken from sources believed to be reliable; however, no guaranty is made by the Real Estate and Auction Service nor its employer. Buyers shall inspect property prior to purchasing. Any announcement made the day of the auction supersedes all advertising. Not responsible for accidents.

TERMS: Cash or check with proper ID. All items to be paid for the day of the auction. All information pertaining to personal property is taken from sources believed to be reliable; however, no guarantee is made by the auction company or its employer. Buyers should satisfy themselves as to size, condition, authenticity, etc. prior to auction. Any announcements made the day of the auction supersede all advertising. Not responsible for accidents.

— Lunch will be served —

Larae Foster Estate — Owner

Edith Misak and Arlene Terrell - Co-Executors

COCHRAN REAL ESTATE AND AUCTION

620-845-2155

J.E. Cell 580-395-0907

DEBORAH COCHRAN — Broker, KS & OK
 J. E. COCHRAN — Auctioneer, Sales Associate, KS & OK
 LANCE COCHRAN — Auctioneer, Sales Associate, OK
 TRACY COCHRAN — Sales Associate, OK

Website — cochranauction.info

743 W. 175th St. So.

Caldwell, KS 67022

PIANO — ANTIQUE PIECES — APPLIANCES
FURNITURE

- Kenmore refrigerator w/top freezer, white
- Crosley upright freezer
- Sears Coldspot medium size chest freezer
- Maytag Centennial washer, white
- Kenmore elec. dryer, white
- Sylvania 31" flat screen TV
- Oreck Celoc Hypo-allergenic vacuum
- Kenmore microwave
- Baldwin walnut/pecan stained spinet piano w/bench, nice
- Antique oak lowboy chest w/2 bottom drawers, 1g. beveled glass mirror, hat box w/2 drawers
- Antique twin 4 poster bedstead
- Antique solid wood sewing/telephone cabinet w/top door, 2 bottom drawers
- Oak antique child's rocker
- Antique cedar chest w/Duncan Phyfe style legs
- Antique cedar chest
- New Home sewing machine w/cabinet
- White bookcase headboard w/mattress/box springs, matching double dresser w/large mirror, ornate drawer pulls, painted flower designs
- Walnut veneer dropleat table w/4 padded chairs
- Walnut stained china hutch w/glass shelves, bottom storage, glass door, lighted
- Maple stained kitchen table w/4 spindle backed chairs
- Pine cabinet w/4 shelves, sliding doors, louvered designed doors
- Blonde stained desk w/side drawers
- Padded office chair
- Varigated gold platform rocker
- Dark brown loveseat
- Pine 4 drawer chest
- Walnut night stand w/enclosed top storage, drawer
- Pine corner bookcase w/4 shelves
- 2—Dark stained end tables
- Walnut coffee table
- 2—Nice village scenery wall pictures
- Metal kitchen cart
- Card tables
- Metal horizontal 2 drawer file cabinet
- Asus computer w/monitor & keyboard
- Glider rocker
- Walnut 5 drawer chest
- Table & floor lamps
- Walnut veneer desk
- 4—Folding chairs

ANTIQUE PIECES
GLASSWARE — HOUSEHOLD ITEMS — MISC.

- Antique French bronze Stalking Lion mantle cast figure by Jules Bonheur's
- Sessions walnut antique elec. wall clock
- S.A. Shattuck violin w/case
- Old violin w/case
- Lg. Oval curved glass picture frame
- Eisenburg brooch w/rhinestones, belonged to LaRae's Grandmother
- Jewelry
- China glassware
- Vaseline colored depression
- Crock bowls
- Pyrex bowls
- Stainless steel bowls
- Tupperware
- Small kitchen appliances
- Lg. assortment kitchen utensils & items
- Paper shredder
- Assorted pictures
- Linens
- Sheet music
- Caldwell Yearbooks
- Christmas decorations
- Very large assortment household items
- Murray 21" push mower
- Shop Vacs
- Wheelbarrow
- Alum. 20' ext. ladder
- Garden tools
- Luggage
- Recipe books
- Records
- Trash cans
- Galv. round tubs