

EL DORADO, KS REAL ESTATE, VEHICLES,  
& PERSONAL PROPERTY AUCTION

# AUCTION

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**Saturday, February 14, 2015 • 10:00 A.M.**

**LOCATION:** 657 Village Rd., El Dorado, KS 67042.

**THE REAL ESTATE WILL SELL FIRST AT 10:00 A.M. SHARP.**

**ILO JOACHIM ESTATE**

**HIGHLIGHTS:** 657 VILLAGE RD. 3 BEDROOM 2 BATH RANCH STYLE HOME WITH AN ATTACHED 2 CAR GARAGE AND DETACHED 2 CAR GARAGE! ALSO SELLING A 2013 LINCOLN NAVIGATOR WITH LESS THAN 9K MILES AND A PONTIAC SOLSTICE WITH 20K MILES, TORO MOWER, FURNITURE, TOOLS, APPLIANCES, AND HOUSEHOLD MISC.



**PROPERTY DESCRIPTION:** 3 bedroom 2 bath home with a two car attached garage and a 24' x 24' detached garage! The house has 1492 square feet of finished living area, but also has an enclosed porch that is 64' x 12' adding an additional 768 square feet of useful space! The interior features two living/family areas, a formal dining room, and a nice kitchen with oak cabinets. The master bedroom includes a master bath.

**LEGAL DESCRIPTION:** SURFACE ONLY Beginning at a point that is 35 feet west and 1192.50 feet North of the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 4, Township 26 South, Range 5 East of the 6th P.M., thence West 133 feet, thence North 111.32 feet, thence East 133 feet to a point that is 111.40 feet North of the place of beginning, thence South 111.40 feet to the point of beginning, sometimes described as Lot 1, and the North Half of Lot 2, in Block 1, TOWNSHIP VILLAGE, a subdivision, in Butler County, Kansas.

**2014 REAL ESTATE TAXES:** \$2729.59.

**TERMS:** A 10% buyers premium will be added to the high bid to determine the contract price on the real estate. Earnest money is \$4,000 due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before March 16, 2015. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is not selling subject to financing or inspections. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. All pertinent information is available upon request. Forms of payment accepted on the personal property are cash, credit card, debit card, or a good local check if approved prior to bidding. There will be a 3% buyers premium charged on all purchases. All announcements made the day of the auction take precedence over any other announcements or printed material.

## PERSONAL PROPERTY

### VEHICLES

2013 Lincoln MKX, 8238 Miles, Leather, Loaded, Heated and AC Seats  
2007 Pontiac Solstice RD, Convertible, Auto, Leather, 20,930 Miles

### YARD EQUIPMENT

Toro ZTR Timecutter 14.38Z, Electric Start, 38" Cut  
Lawnboy Push Mower Self Propelled 4.5 HP

### FURNITURE

#### /APPLIANCES

GE Washer, Kenmore Dryer  
Jennair Ceramic Top Range  
Whirlpool Refrigerator  
Westbend Microwave  
Sofa  
Lazy Boy Recliner  
Full Size Bed  
Full Size Mattress – Pillow Top  
with Hollywod Frame  
Full Size Bed  
Dresser & Full Size Bed with  
End Tables  
Chest of Drawers (2)  
7 Piece Dinette  
5 Piece Round Dinette  
Sony Flat Screen Bravia  
Sanyo TV  
2 Knotty Pine Cabinets with  
Shelves Gun Cabinet  
Coffee Table End Tables  
Swivel Rocker Credenza  
Maple Drop Leaf Coffee Table  
Drop Leaf Lamp Table  
Patio Table & Chairs

### TOOLS

Craftsman Air Compressor  
Porter Cable  
Air Compressor  
Jumper Cables  
Extension Cords  
Stihl Weedeater  
Blower Vac  
Craftsman Shop Vac  
Misc. Hand Tools  
Stihl Weedeater  
Rockwell Delta Table Saw 10"  
Bench Grinder  
Hose Reel  
Toolboxes  
Log Chain  
Antique 2 Man Crosscut Saw  
Yard Tools  
Misc. Power Tools  
Jack Stands  
Rain Trains  
Fertilizer Spreader  
Organizer with Hardware  
Wheelbarrow  
Battery Chargers  
Gas Cans



### MISCELLANEOUS

Rod & Reels  
Antique Straight Razor  
90% Silver Commemorative  
Silver Coin  
Canes  
TV Trays  
Knives – Swiss Army, Buck  
Dishes – Pots, Pans  
Kitchen Misc.  
Shelves  
Hoover Windtunnel Vac  
Large Collection Louise L'Amour  
Havel Back



Lamps Bookshelves  
Linens, Towels, Bedding  
2 Drawer File Cabinet  
Norman Rockwell Print  
Binoculars  
Sewing Machine  
Caldera Spa/Hot Tub  
Mop Sink  
Battery Charger

**JOE SUNDGREN**  
BROKER AND AUCTIONEER  
**316-377-7112**



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