

REAL ESTATE / ESTATE AUCTION

SATURDAY, APRIL 29, 2017 • 10:00 AM

25965 K 68 Highway
PAOLA, KANSAS
*(US 169 Highway to 68 Highway,
West to Auction)*

**Real Estate
Open House**
Sunday, April 23
1-3 PM

ESTATE of MR. & MRS. CARL TEPESECH

Excellent opportunity for a quaint house with 46 acres, near Hillsdale Lake, with a great view, older farm barn with character, Collector Car, Tractors, Equipment, Pickup, Hand Tools, Antiques, Collectibles and More!

REAL ESTATE SELLS AT 12:00 NOON (CST) DAY OF AUCTION.



This quaint house located on 46 acres m/l is on the hill overlooking Bull Creek bottoms. This house was constructed in the 1920's and contains 1,122 square feet of living space. There are 3 bedrooms, 1 bath, kitchen, living & dining room, with a enclosed back porch and deck and a partial basement. There are mature trees that provide excellent shade for this property.

Additionally there is an 1,800 sq. foot older farm barn constructed in the 1930's. This barn appears to be sound

and has lots of character. There is an older wooden granary in the pasture area that too has character.

The property is all seeded to legume grasses and has been used for pasture and hay. There is a small pond on the property.

2016 real estate taxes were \$1,292.96.

This exceptional property offers the new owner many opportunities.

Come ready to bid and buy this property.



Real Estate Terms: 10% down day of auction balance due upon closing, not to exceed 30 days. Landmark Title Company to handle closing. Title insurance cost split 50% / 50% buyer-seller. Property sells subject to easements, restrictions and covenants if any of record. Auction is subject to estate confirmation. The auctioneer, Webb Realty, is agent of seller only. Property sells as is where is without warranty expressed or implied. Possession will be given at closing. All information is from sources deemed reliable, however accuracy is not guaranteed. Each bidder is responsible for conducting their own independent due diligence concerning the property.

Auction conducted & Arranged by:

Dave Webb, Webb Realty, Webb & Associates Auctions & Appraisals
Stilwell, Kansas • www.dlwebb.com • 913-681-8600
Listing Agent, Kevin Borger, 913-940-5494



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PERSONAL PROPERTY

TRACTORS, EQUIPMENT, 4 WHEELER & MORE

Ford 3000 tractor 3pt, PTO, tach shows 1,327 hours; **Ford** 3 pt 2 bottom plow; 3 pt scoop; 3 pt carry all; 3 pt bale spear; 3 pt box blade; 3 pt 5' rotary mower; and other attachments; Avery horse drawn sickle mower; lawn & garden tools; harness; old sheep shear; misc. lumber; old coffin; doors & windows; well pumps; high lift jack; house jack; cement mixer; Kawasaki 4 wheeler; DR walk behind brush cutter; Wards garden tiller; water tank; cast iron bathtub; small boat and trailer; wagon frame; old cultivator; some cattle panels; 1950's Chevy pickup bed trailer; Lincoln 225 welder; wood-

working tools including saws, drills and much more; jack stands; wooden show box; yard cart; air compressor; air bubbles; concrete bird bath; upright freezer; older washer & dryer; refrigerator / freezer; balance scale; dining room set; apartment size refrigerator; exercise table; vintage board games; 28' alum extension ladder; lots of scrap iron; **plus many items too numerous to mention!**

COLLECTOR CAR, PICKUP & MORE

1957 Chevy 4-door hardtop, ready for restoration, needs motor and transmission; lots of car parts; **1992 Ford F-150** V8 automatic; Automotive A frame; **1957 Chevy** service manuals; lots of hand tools and vintage hand tools; **AND MORE.**

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Auctioneer's Note: Mr. & Mrs. Tepesch were the perfect example of the greatest generation; they served our country during WW2 and beyond. They purchased and cared for this property while raising their family all while holding down other employment in the area. Plan on attending this auction to bid on and purchase real estate and personal property. We appreciate you being at the auction. **Refreshments available.**

TERMS: Cash, MasterCard, Visa, or personal bank check with valid driver's license photo I.D. and bank letter of credit. Statements made day of sale take precedence over printed materials. Not responsible for accidents or lost items or misrepresentation of sale items by owners or Auction Company. All items sell as is / where is without warranty expressed or implied. Auctioneer is agent of seller only.

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