

Heirs: Micheal Goll & Mick Hiesterman

THE LATE BURNELL & EVELYN "BUM" GOLL

AUCTION

SATURDAY - AUG 19, 2023 - 10:00 AM



Auct. Location: 2318 HWY 183, Glade, KS • From the HWY 183 & HWY 9 Intersection, travel 1.5 mi South to the property. • More Color Pictures & Online Bidding Info www.4Cauction.com



MUST HAVE DRIVERS LICENSE OR POSITIVE PHOTO ID TO REGISTER FOR BIDDER NUMBER

LEGAL DESCRIPTION: An irregular parcel of land commencing at the Northwest Corner of the South Half of the North Half of the Northwest Quarter (S1/2N1/2NW1/4) of Section Thirty-six (36), Township Four (4) South, Range Eighteen (18) West of the Sixth P.M., thence East Four Hundred Feet (400) on and along an established Property Division Line; thence South Five Hundred Twenty-five Feet (525) parallel with the West Section Line; thence West Four Hundred Feet (400) parallel with the North Property Division Line and a Section Line; thence North Five Hundred Twenty-five Feet (525) on and along Section Line to the point of beginning, subject to highway easements, reservations and deeds of record.

PHYSICAL ADDRESS: 2318 HWY 183, Glade KS 67639

GENERAL DESCRIPTION: Selling a quiet piece of Kansas! Nestled just South of the North Fork Solomon River, just upstream of the Kirwin National Wildlife Refuge, you will find all paved roads (Highway 183) leading to this amazing property. Sitting on approximately 4.33 acres you will find the following: 38'x32' Vintage Red Barn with loft, 32'x32' Tool Shed that was formerly a grain bin (this has most recently served as a shop), 22'x14' rock building. You will also find a trailer house that was built in 1971 that is currently unlivable. Water is provided by a water well that is located on the property. In addition, you have electric and sewer on site. Livestock pens located to the South, East as well as North of the barn provide an opportunity to house certain livestock. This could make an absolutely beautiful building site, farm, hobby farm, hunting lodge, man cave or anything you want to make it of your own! The possibilities are endless!!! This property is located next to the Kirwin Wildlife Refuge that provides abundant acres of wildlife habitat and prime fishing opportunities. In addition, it is within thirty minutes to Webster State Park and forty minutes to Harlan Lake. This is sitting in the heart of the Midwest!

POSSESSION: Immediate upon closing.

TERMS, TAXES & TITLE INSURANCE: Ten Percent (10%) down day of sale, balance due upon closing. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Buyer must make

finance arrangements, if needed, prior to the auction. Seller shall pay all the 2022 taxes and the 2023 taxes shall be prorated to the date of closing. Buyer shall be responsible for all subsequent year's taxes. 2022 taxes were \$228.40. Title insurance shall be used to prove clear & merchantable title with the Buyer & Seller sharing equally the owner's policy and closing expenses. Mortgage policy, if required will be the expense of the buyer. The property will be sold as is with no warranty or guarantees. Potential buyers are encouraged to do their own inspection.

TO VIEW THE REAL ESTATE, CALL CODY MILLER 785-533-3300.

PICKUP, TRAILERS & BOAT: 1999 GMC SIERRA SLE, V8 Vortec, 109K Miles - 1979 Ford F150 Ranger XLT, 4x4, Auto Trans. (Does Not Run) - Shop Built 16'x7.5' Goosneck Flatbed Trailer - Misc. Utility Trailers - Pickup Propane Tank - Mark Twain Boat on Trailer (Not Running)

TOOLS & SHOP EQUIPMENT: Oxy Acetylene Unit - Lincoln 225 Amp Welder - Delta 6" Bench Grinder (NIB) - Misc. Socket Sets - Rigid Pipe Cutter - Stanley Plane - Battery Charger - Bottle Jacks - Wrenches - Squirrel

Cage Fans - Car Ramps - Angle Iron - Rolling Cart - Misc. Electric Motors - Several Hand Tools - Grinders - Mailboxes - Reddy Heater - Bar Clamps - Weed Burner - Extension Cords - Platform Scales - Grease Gun - Engine Stand

MOWERS, TILLER, SCOOTER & OUTDOOR: Craftsman LT2000 Lawn Tractor (Not Running) - Front Tine Tiller - Tule Trooper - Several Old Mowers & Engines (Salvage) - T Posts - Electric Fence Posts - Fence Stretchers - Drag Harrow - Large Amount of Scrap Iron - Shovels - Tator Fork - Log Racks - Misc. Lumber

RELOADING, FISHING & TRAPPING ITEMS: Reloading Equipment - Some Brass - Shot - Powder - Minnow Trap & Buckets - Vintage Rods & Reels - Pigeon Cages - Wire Cages - Animal Traps

ANTIQUES: Hub Caps - Coleman Lantern - US Jerry Cans - Hay Buck - Vintage Pitcher Pump - Sausage Stuffer

THESE ITEMS PLUS MANY MORE TOO NUMEROUS TO MENTION WILL SELL!

LUNCH STAND PROVIDED



Cody Miller - Broker/Auctioneer
785-533-3300
cody@4Cauction.com
www.4Cauction.com



4C | LAND & AUCTION, LLC
1797 W. 100 RD Phillipsburg, KS 67661

Personal Property Terms & Conditions: Cash - Approved Check W/Positive ID - Credit Cards Accepted: Visa & Master Card (4% buyer premium waived if payment is made in cash or by good check.) All Items Will be Sold "As-Is Where-Is" - Not Responsible for Accidents - Announcements Made Day of Sale Take Precedence Over Printed Material.