

Selling at **ABSOLUTE**

**Bruce & Martie Miller's
Rock Valley Ranch**

**REAL
ESTATE**

AUCTION

AUCTION ON SITE:

5499 SW Kansa Rd - El Dorado, KS

DIRECTIONS

3.5 miles east of Ohio St on 60th to Kansa then 1/2 mile north to the property OR
3.5 miles south of SW 20th/Kechi Rd on Boyer to 55th then 1/2 mile west to property.

PROPERTY DESCRIPTION

This beautiful 40 acre horse ranch is located at 5499 SW Kansa between Augusta and Eldorado. It is privately nestled over a hill with Purity Spring creek running through it. The home is 2741 sqft and includes 3 bedrooms, 2 1/2 baths, a huge 24X20 family room with a stone fireplace and custom wet bar, and 2 car attached garage with a separate climate controlled hobby shop. The kitchen is very large and has an island, stainless steel appliances, desk, and eating space. There is a formal dining room, large living room and master bedroom with separate whirlpool tub and shower. You have to see the 72' covered back patio with stereo speakers and lighting that overlooks the in ground pool with slide. Deer can often be seen at the creek from the patio as well as turkey and other wildlife. There are also several fenced pasture areas. The 27X104 Wick outbuilding has 4 overhead doors, openers, concrete floors, industrial lighting, full electric and an office area with plumbing for a bath. The 30X50 Cleary shop has finished concrete floor, 220 electric service, industrial lighting, work benches, 16'X8" overhead door and man door. The 30X62 horse barn has 5 stalls, a birthing stall, drive through doors, hay feeders, water, lights and hay storage. Bruce and Martie have poured years of love and care into improving this ranch to perfection and now need to down size. They are ready to turn their home over to a new owner and this is an incredible chance for a turnkey home and horse farm to be proud of for years to come. **2016 Taxes \$4185**

DISCLOSURE

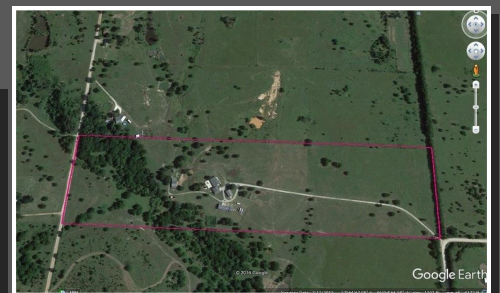
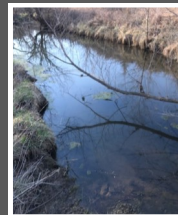
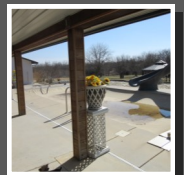
This property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his/her agent(s). It is incumbent upon the buyer(s) to exercise his/her own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections and needed appraisals completed prior to the auction day including, but not limited to, roof, structure, termite, radon, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from source deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)/Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. All registered bidders will be granted access to complete all needed inspections prior to the sale by registering and scheduling an appointment. There will be a 3% referral fee paid to co-op agents with clients registered prior to April, 20th, 2017 5:00 pm. Property is sold as is. Call 316-775-7717 for all available reports and addendums. Auctioneer and agents of Realty Executives Sudduth Realty Inc. are acting as agents of the sellers.

TERMS

All bidders will be required to register at sale, or for registration prior to sale call 316-775-7717. All successful bidders will be required to sign a Contract for purchase and deposit 10% of total bid price as earnest money to be held in escrow. The earnest money will be applied to the purchase price at closing. Sale will not be subject to loan requirements the sale will be final and any loan requirements will be the buyers responsibility. If a successful bidder (buyer) does not consummate the same according to the contract, the down payment will not be refunded. Payment is balance in immediately available certified funds at closing on or before May 31, 2017. Cost of title insurance and closing fee will be split 50/50. Possession will be at closing. **There will be a 10% buyers premium added to the final bid price.**



Saturday, April 22, 2017 10:00 AM Sharp



View more pictures and info online at WWW.SUDDUTHREALTY.COM

Announcements Made Day of Sale Take Precedence Over Printed Matter.



"Exceptional Service from Exceptional People"

608 State Street | Augusta, KS 67010
(316) 775-7717 | www.sudduthrealty.com

Mark Sudduth
Broker/Auctioneer
mark@sudduthrealty.com
316-734-4175



**selling at
ABSOLUTE**

★ **PERSONAL PROPERTY** ★

AUCTION

Saturday, April 22, 2017 10:00 AM

5499 SW Kansa, El Dorado KS AUCTION ONSITE

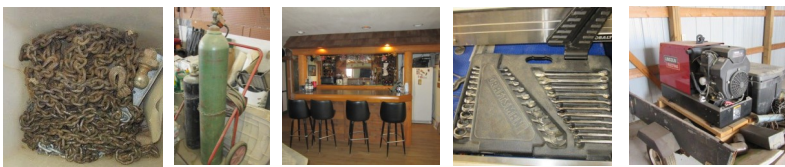
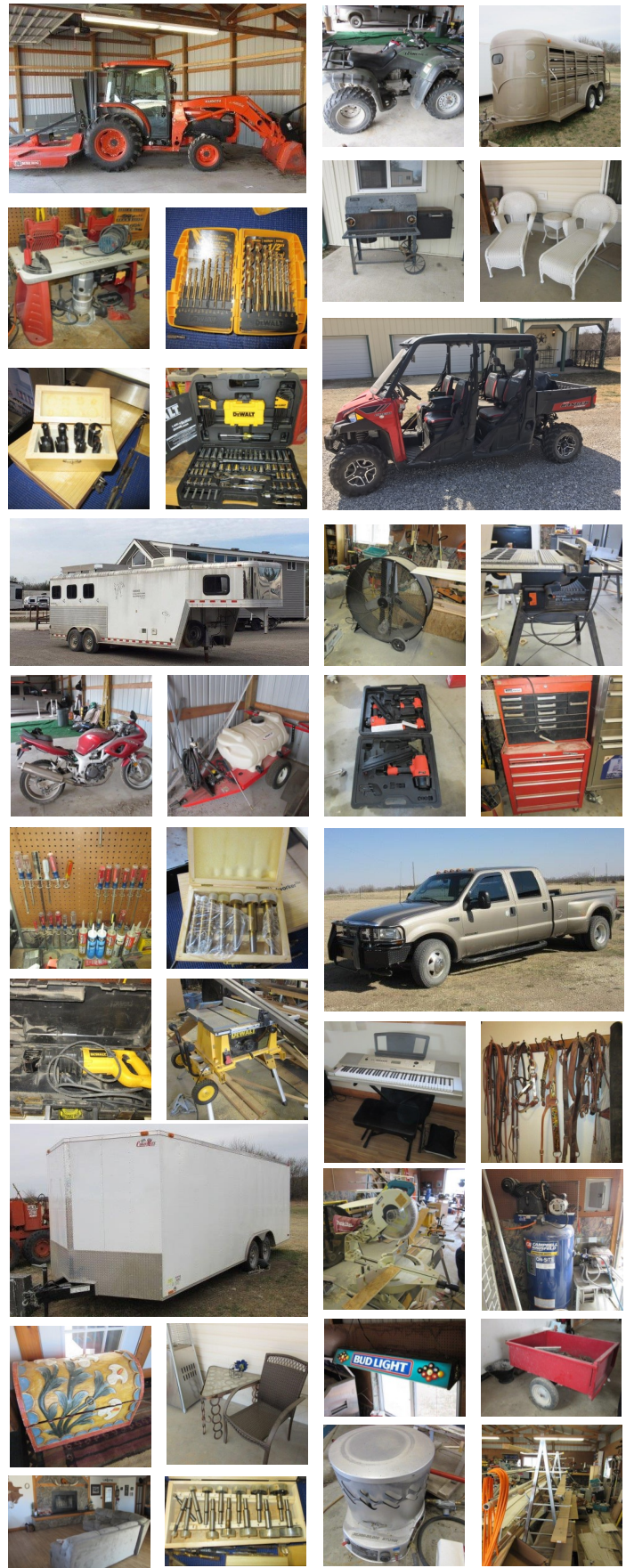
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AUCTIONEERS NOTES: Everything is selling: tractors, truck, trailers, equipment, ATV, Honda 4X4, tools, furniture, horse tack, and western/country decorations. All items are in top shape and well cared for. As the Miller's prepare to move, the list of items continues to grow. I cannot advise more highly that you add this auction to your calendar. We look forward to seeing you there. Please contact us with any question and monitor the web sites and Facebook for updates.

DESCRIPTION OF ITEMS:

- 2002 F350 Dual Cab 7.3 liter Diesel Pickup
- 2014 RGR 900 Crew 5.5 Polaris Ranger
- L52/40 Kubota Tractor (444 hrs)
- Kubota LA854 Loader
- 6" Brush Hog
- 2002 Kiefer Build 3 Horse slant trailer with remodeled living quarters
- Cargo Mate tandem axle car trailer with winch
- WW Stock Trailer painted to match the F350 Pickup
- Buffet chafers for large parties
- BBQ Grill
- 3 Craftsman Rollaway Tool Box 2 piece
- Montgomery Ward 3 Section
- Schumacher 2/10/50 amp charger
- Lincoln Welder 23 hp Kohler
- Fimco Yard Sprayer
- 6' Bush Hog 287
- Hay Spear
- Floor Jack
- Generac Power Washer
- Task Force 41 Piece Paint Gun
- Craftsman Router & Stand
- Router Bits
- Shop Fan
- Wagner Sprayer
- Belt Sander Table Top
- Stihl Weed Eater
- Ladders
- Nail Guns, Finish, Trim, Frame, Iron Horse
- Black & Decker Hammer Drill
- Several Craftsman Wrench Sets
- DeWalt Wrench Sets
- DeWalt Table Saw - Contractor Grade
- Makita Chop Saw on Stand
- Sears Drill Press
- Chandler Commercial Grade Sewing Machine
- RKCAR Serger Sewing Machine
- Thread
- Staple Guns
- 2 Wheel Yard Trailer
- China - 16 Place Settings
- DeWalt Saws All
- Several Chains
- Campbell Hausfeld Air Compressor
- Rolling A Frame
- Bench Grinder
- Portable Bar & Stools
- Yard Tools
- Bud Pool Table Light
- Horse Tack
- Space Heaters
- Lawn Furniture
- And more...



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Jack NEWCOM
REALTY & AUCTION

Phone: 316-742-3311

Jack Newcom, Broker/Auctioneer
112 N. Main | Leon, KS 67074
newcomauctions@gmail.com
more photos and info online at
www.newcomauction.net

