

RESIDENTIAL

Johnny & Cleta
Duncan Estate

REAL
ESTATE

AUCTION

AUCTION ON SITE:
402 W Augusta - Augusta, KS

Saturday, May 6, 2017
10:00 AM Sharp

PROPERTY DESCRIPTION

This is a beautiful one owner home selling at auction Saturday May 6th at 10:00 AM. This brick ranch style home sits on a large lot shaded by mature trees and backs up to Garvin Park and the Augusta City Lake park. The home includes 3 bedrooms, 1.5 baths, dining room with fireplace, large 24X17 family room with fireplace, 1 car garage, separate hobby shop, galley kitchen, screened in patio, large storage shed, central heat and air conditioning, fenced yard and a dog run. This 1,796 square foot home is in very good condition. The Duncan's have taken great care of it over the years. The woodwork is like new and the carpets are nice. The home is pretty much move in ready except for any remodeling you would want to do. The location is incredible as Meadowview acres is surrounded by parks and recreation areas. This is the perfect long term family home where you can go for long walks in the park, play Frisbee golf, watch a ball game in the evening, take the kids fishing and the list goes on and on. There are 2 fireplaces and a separate hobby shop for woodworking or whatever your interest is. Showings are available by appointment.

2016 Taxes \$1868

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 June 21, 2017. Cost of title insurance and closing fee will be split 50/50. Preliminary Title is ordered through Kansas Secured title. Possession will be at closing. **There will be a 10% buyers premium added to the final bid price.**

Additional Terms and Conditions

For additional Terms, Conditions and Information visit <https://www.sudduthrealty.com/auctions/> and click on downloads.



▶▶▶ **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"

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★ PERSONAL PROPERTY ★

AUCTION

Saturday, May 6, 2017 10:00 AM

402 W Augusta Ave, Augusta KS AUCTION ONSITE

AUCTIONEERS NOTES: - A very large collection of Skelly, Texaco and more. This is a private collection of different gas service collectibles. You will find several very nice items such as Pocket Knives, Pocket Watches, Military items, Old Mantel and Wall Clocks, Old Crock Jugs and Old Hand Stitched Quilts with Furniture Pieces that are very nice. Drop Front Oak Secretary (old), Marble top Dresser, Roll top Desk, Bedroom Furniture. Check out the auction online to see many more photos.

DESCRIPTION OF ITEMS:

COLLECTIBLES

- Antique Secretary w/ Drop Leaf Desk
- Clarks Thread Cabinet
- Antique Quilts 20+
- First Edition Truman Capote "In Cold Blood" Book
- Old Pocket Knives 35+
- Pocket Watches – Elgin & Others
- Old Celluloid Dresser Box Set
- Straight Razors
- Old Oil Lamps
- Antique Mantle Clock
- Small Yellow McCoy Tea Pot
- Dazey Butter Churn
- Shirley Temple Cream Pitcher
- 6" Green Salt & Pepper #3/ #4
- Old Carnival Glass Pieces
- Old Coffee and Tobacco Tins
- Military Patches & Memorabilia
- Airborne Patches & Army Memorabilia
- Old Service Bulletin '58-59 Cars
- Old State Tax Tokens & Dispenser
- Old Aluminum Midol Dispenser
- Rogers Brothers Silver Plate Flatware Set
- Skelly/Texaco/Getty Refinery Memorabilia
- Skelly Cross Pen Set, Tape Measure and Letter Opener
- Mobil Coin Truck
- Mobil Playing Cards
- Sandy Gore Evans art of Mobil Refinery & Osage St Bridge
- Skelly Glasses, Set Of 8
- Texaco/Getty/Skelly Pitcher and 6 Glasses
- Skelly Truck, Gas Tanks
- Skelly/Texaco Cuff Links
- Getty and Texaco Wrist Watches
- Measuring Stick
- Antique Planers
- Draw Knives,

- Augusta Memorabilia – Books, Pictures
- Wichita Eagle - Sat Nov 23 1963 Kennedy Assassination
- Augusta Gazette - Nov 22 1963 Kennedy Special
- Old Porcelain Dolls
- Bag Of Old Marbles
- Old Zenith Radio
- Old Bottles
- Aluminum Pepsi Crate
- Crock Jugs
- Doll Furniture
- Mg Loates Picture Of Raccoon
- Sandy Gore Evans – "Christmas Eve 1956"
- Annie Smith – 403 S Star, 36 of 100
- Rex Martin – Windmill, Signed Twice
- S Landford Raccoon Number 68 of 150 "Coon In A Tree"
- Last Supper Picture
- FB Rogers Cream and Sugar Set
- Chicken House Heater

JEWELRY

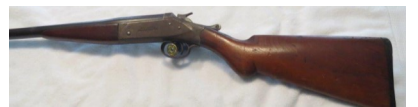
- 20 + Wristwatches
- Turquoise Money Clip
- Several Bridal Sets

FURNITURE & HOUSEHOLD

- Roll Top Desk
- Oak Queen Size Bedroom Set
- Round Oak Pedestal Table with 4 Pattern Back Chairs
- Oak China Cabinet
- Maple Drop Leaf Table / 2 Chairs
- Fans & Pictures

SPORTS ITEMS & GUNS

- Fishing Rods and Reels
- Traps
- Shot Gun Shells - 30+ Antique Boxes
- Gun Cleaning Supplies
- Lead Shot

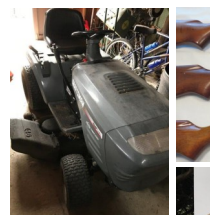


- Savage Four-Tenner
- Misc Antique Gun Cleaning Kits
- 12 gauge 30" Mod JC Higgins Single 94C Break
- 16 gauge 28" Mass Arms Single Break
- .410 26" Mod Excel Single Break E73357D
- 12 gauge, 30", 28", 26" Full, Mod, Skt Remington Tube 870 Wingmaster Pump 539385V
- 20 gauge 26" Skeet Remington Tube 870 Wingmaster Pump 693254X
- 20 gauge 26" Skeet Remington Tube 870 Wingmaster Pump T720161X
- .22 23" Springfield/J Stevens Single Model 83 Bolt
- .22 23" Springfield/J Stevens Single Model 83 Bolt
- .22 23" Springfield/J Stevens Single Model 83 Bolt
- .22 4.5 Modea SA Italy Revolver Cat 885 Revolver E12115
- .22 Magnum 2.5 Davis Industries 2 Barrel DM-22Derringer 372007

- Sockets and Hand Tools
- Bit and Brace
- Drill Bits
- Bolt and Nail Bin
- Pipe Threader
- Propane Torch Set
- Nuts, Bolts and Screws
- Squares, Levels, Handsaws
- Lots of Hand Tools
- Router/Router Table
- Planer

TOOLS

- Single Axel Utility Tilt Trailer
- Craftsman 19 HP Twin Riding Lawn Mower
- Generator – Electric Start
- TroyBilt Chipper/Shredder Vac and Hose
- Drill Press
- Craftsman Radial Arm Saw
- Craftsman Jig Saw
- Craftsman Band Saw
- Craftsman Belt and Disc Sander
- 4 1/8" Sears Joiner
- Sears Scroll Saw
- Sears 8 Gal Shop Vac
- Old Draftsman Table
- White Gate Wood Working Bench



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