



Real Estate & Personal Property

Auction

For Glenn Dale Miller

104 E. Broadway Lebo, KS

Monday, June 5th

4:30 pm for personal property and 6 pm for Real Estate

Directions: From I-35 exit 147 Lebo, go S. to Casey's (aprx. 1 mile) turn left (E), go 1 block. Auction is at NE corner of Elm and Broadway



Open House Date: Thursday, May 18th 5:30-7 pm



Glenn Dale built this in 1956! He took great pride in his house and his yard and was well known in the community! This ranch style house has aprx. 1120 sq. ft. on main floor and 1120 sq. ft. in basement with a single attached garage. There are 3 bedrooms, 1 bath up. One of the bedrooms was converted into a second bath-so it could be used either way. There are 2 entries into the basement. One from the garage or a second way in the middle/2nd bedroom with a spiral staircase. Downstairs there is another bathroom! Outside there is a 12x10 storage shed that was added in 2013 to this corner 100x135 size lot! Real Estate will sell at 6 pm!
Lots of options with this house for any family or would make a good investment property.

TERMS: Sellers require 10% earnest money on sale date with signature on binding contract with the balance due in full at the time of closing on or before July 7th 2017.

CONDITIONS: This sale is subject to all easements, restrictions, covenants, leases and zoning regulations on record. Property sells "AS IS"

MERCHANTIABLE TITLE: Sellers will provide an owner's title insurance policy with the cost to be split 50-50 between Sellers and Buyers

TAXES: taxes will be pro-rated to the date of closing based on the 2016 tax amount of \$640.19.

POSSESSION: Buyer will receive full possession the day of closing

INSPECTIONS: Any inspections prospective buyers would like to have at their expense will need to be completed before auction date. Property sells "AS IS"

LISTING AGENT: Hope Edelman 620-366-0729 **BROKER/AUCTIONEER:** Victor Edelman 620-366-0339

COME TO THE AUCTION! YOU ARE IMPORTANT TO US!

All announcements the day of sale take precedence over all advertisements and printed information. Sellers reserve the right to reject any and all bids. Swift-N-Sure Auctions & Real Estate and its agents represent the sellers and do not represent the buyers. All information is obtained from sources deemed to be reliable but are not guaranteed by the Sellers or Sellers' Agents. This sale is not subject to the buyer obtaining financing. All financial arrangements must be made prior to sale date. Sellers and Sellers' Agents are not responsible in case of accidents.

Personal Property sells onsite at 4:30 pm

Appliances/Scooter (to sell after the house): Frigidaire Fridge 18.2 cu; Whirlpool washer; Crosley dryer; Kenmore dryer; Royale 4 scooter

Furniture: Wooden chair; some have padded seats with needle point; small table with 2 side wings; kitchen table with several leaves & 3 chairs; full size headboard; 2 twin mattresses-put together make a full that adjust on each side; Cavalier wooden cedar chest; Antique secretary desk; wood desk; Antique dresser w/oval mirror; 2 antique whiskey barrels made into storage/stools; Floor Victrola Record cabinet w/out player; counter top Victrola cabinet w/out player; some records; 3 drawer dresser; queen bed w/bookend headboard-Matching dresser w/mirror; 2 twin beds; Oak dining table w/ 2 lg. self-storing leaves; Lg. drawer wardrobe; 2 twin red cedar beds; twin headboard/footboard; Atlas powder box

Tools/outdoors: yard tools; hand tools; Miller sign; WF Rice shoe hospital sign-in shape of shoe; some fishing poles/items; homemade pole vaulting set; some recycle metal; Superior metal stove; insulators-glass and ceramic; Blue flame 20,000 BTU propane wall heater; Comfort glow 18,000 BTU gas wall heater; patio garden cart & matching table; 3 tier shelf; Antique home craft combo-tablesaw,4" precision jointer w/accessories;2 barn wood benches; old truck heater; Kerosun Kerosene heater; park bench and glider

Household: Minnesota model B treadle sewing machine in cabinet; 2 Kirby vacuums- 1 set of attachments; flatware in case; aprx. 30 pcs Silverware!; several boxes of kitchenware-dishes, glasses, pots, pans, Lg. metal mixing bowls, canning pots; fur coat; doilies/linens; bedding/blankets; Christmas; jewelry; glasses/spectacles; 3-4 Sod Irons; aprx. 20 wall cabinets & 2 base drawer cabinets-Maple Grove w/cherry finish; White sewing machine in cabinet

Glassware: RS Prussia bowl; 5 pcs of Roseville; couple carnival pcs; couple pcs of Nippon; clear glass and other bowls/items

Several wood/homemade wood items: 4 Marlow woodcuts; angels; recipe card holder; wood pheasant; tree; spoon

Miscellaneous: 2 antique trunks; Rare antique tin metal world globe w/horoscope and zodiac on base; Royal tobacco tin 5 cent w/2 original cigars; antique hall tree; 2 Cooper moonshine/washer tubs; Greyhound bus-kid toy; Marbles-some shooters; antique collectible books; 2 Lion year books:57-65; 12 Lebo yearbooks 1956-71; 2 model car kits; 8 pc antique wood box cube toy; 3-2 gallon crock jugs; 3-2 gallon crocks; metal milk can; Embury #2 air pilot lantern; Stereoscope w/storage boxes/books of cards from other countries; Fruit/wine press; Ironrite Ironing machine; Glenn Dales hat block; antique stuffed toys; 2 Ford,1 Industrial, 1 Oliver tractors; Lazy Day Farm-other metal toys; Rich Toys Rocking Horse; 50+Civil War Times Magazines; Bo of hard back books; Westerns-Louis Lamour; Antique infant scale; plastic school bus given to Glen Dale 1989 w/10 diff. school kids pictures in it-come see if one is you!

Note for Auctioneer: A lot of the items for this auction are antiques. Some may be refurbished. The seller took good care of what they had and collected some great items also. Pictures were taken of just about everything because it was all too good! Not enough room to list everything! See our website and come have fun at the auction!

Cash & Good Checks accepted. Bathroom will be available. Concessions provided by the Lebo Blue Ribbon 4-H club. Other terms with Cashier day of sale.
Auctioneers: Victor Edelman & Dwayne Coble



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Also helping with the Auction will be:

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