

LANGE AUCTIONS

Saturday, June 20th 10 a.m.
531 N. Colby, Valley Center, KS.
3 BR home, 96 Ranger PU, guns, yard equip.
and household personal property

Open House: Thursday, June 11, 5-7 pm Sunday, June 14, 2-4 pm



Online Preview at www.langeauctions.net

Legal Description: N 82 FT S 328 FT RES. B KIRSCHNER ADD.

Property Location/Directions: In Valley Center from Meridian and 5th, East 2 blocks to Colby, South to property

Manner of Auction: Real Estate sells at 11:00 am to the highest bidder

Property Desc.: 3BR, 1 BA home built in 1954 with vinyl siding, has an added on sun room with Jacuzzi and wood burning stove. This would make an excellent starter home or rental.

Tax Info: Taxes to be prorated at closing. 2008 taxes \$1224.83

Earnest Money Terms: 10% day of auction. Earnest money is **non-refundable**.

Possession: At closing.

Closing: Closing to be on or before July 20, at Kansas Secured Title. Title insurance and closing costs to be shared equally between Buyer and Seller



1996 Ford Ranger PU
4.0, auto, 58,000 K

Furniture: Panasonic Real Pro Elite massage lounger, sleeper couch, matching swivel chair, misc. end tables, glass topped coffee table, floor and side table lamps, dining room table & 8 chairs, china hutch, rollaway serving table, king size dual adjustable bed, 6 drawer dresser w/mirror, matching blond wood dresser & full size bed, divan, small roll-top desk, 5 drawer dresser, glider rocker w/stool, wicker chairs with side table, oak TV stand, love seat recliner, glass front gun case



Yard equipment & tools: Murray 22" 5.5 self-propelled, DR Pro Thatcher/mower, 48" aerator, wheel barrow, elec drive Neuton garden cart, JD TRS 24 snow blower, Troy-Bilt super Tomahawk chipper/shredder, Troy-Bilt 5550 watt portable generator, Snapper 42" 18 hp zero turn rider, DR power rake dethatcher, Troy-Bilt 8 hp roto tiller, DR electric log splitter, Mantis mini roto tiller, Skeet Daddle insect fogger, Stihl 026 chain saw, shop fan, Dewalt cordless angle drill, propane weed burner, Toro elec 110 blower, 2 Remington 110 v weed eaters, Remington 110 v chain saw, Black & Decker 110 v hedge trimmer, misc. hand tools, wrenches, shop equip., fertilizer spreader, hydraulic jacks, 6" bench grinder, Black & Decker Electromate 400, Durabuilt air compressor, Husqvarna 345 chainsaw, Coleman camp stove, elec chain on pole, step ladders, car ramp stands, older & antique tools, antique wooden ammunition box



Jeff M. Lange, Broker
Don Burford, Broker/Auctioneer
Sellers: William and Arlene Girk
For More Pictures & Information
see:

www.langeauctions.net
 529-3100 or 800-525-8160
 Email: donb@jefflangere.com



Commercial Series Char Broil Stainless Steel Grill w/side burner griddle

Never used!



Guns: Stevens Double Barrel Model 335 hammerless 12 ga., Winchester 1890 .22 shot pump rifle, Belgium Browning Light 12 ga. semi-auto, Remington Wingmaster 870 12 ga. pump, Marlin Model 336 RC .30-30, Remington Mo. 550-1 .22 semi-auto, 2 Remington Speedmaster Mo 552 .22 semi-auto, Hi Standard .22 short pistol w/ original box, Buddie Double Deuce .22 Derringer w/original box, Daisy Model 25 pump BB gun, Crossman 1008 Repeatair BB pistol, Powerline Model 617 x CO2 ammo pistol, misc. ammunition with some high brass 12 gauge



Outside Gear: Electric grill, sun dial, new commercial series Char Broil Stainless Steel Grill w/side burner griddle, 6 piece patio set w/umbrella, 4 rack digital food smoker, lantern

Kitchen: crock pot, elec wok, stainless steel island chopping block, Cuisinart elec pressure cooker, Rival meat slicer, stainless steel strainer, waffle irons, Whistle Stop cookbooks, spices & mugs, tableware set, Oster oven, cutlery set, glass punch bowl, Terracotta bean pot w/lid & casserole bowls, Krups 1 qt ice cream maker, Mr. Coffee coffee maker, canister set, elec grill



Appliances: GE microwave, GE refrigerator/freezer, Maytag electric oven, Whirlpool trash compactor, upright freezer, Oreck vacuum, Oreck Carpet Clean, Bissell vacuum sweeper, small Sanyo refrigerator, like new upright Frigidaire freezer, Maytag washer, Speedqueen dryer

Electronics/entertainment: stereo console, video tripod, Sony 13" color TV, Zenith 26" color TV, Sony DVD tape to tape stereo radio, VHS cam-corder

GENERAL AUCTION TERMS:

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

AGENCY: Jeff Lange Real Estate is acting as Agents of the Seller and all licensees employed by or associated with Auctioneer/Broker represent the Seller in the Sale of this property.

BROKER PARTICIPATION: Jeff Lange Real Estate is offering 2% participation fee to Broker who properly registers Buyers. Broker must register with Auction Company 48 hours prior to Auction. Call for details.

Not Responsible for Accidents.

If you would like to receive future auction brochures by e-mail, please email Alyce at alycen@jefflangere.com

Property is being sold as-is, where is. Buyer is responsible for all inspections. Announcements made by the auctioneer during the time of the auction will take precedence over any previously printed material or any other oral statements made. Successful winning bidder(s) will be required to sign all necessary legally binding purchase documents immediately upon conclusion of auction. All documents will be made available upon request, to prospective buyers prior to auction. If documents are not understood, broker recommends buyer to seek competent advice.

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4911 S. Meridian
Wichita, KS. 67217

More previews online at langeauctions.net