

# LANGE AUCTIONS

## 2 BR Home and Personal Property

Shop tools & equipment, concrete statuary, antiques, collectibles & household items.

Glassware: Royal Lace, Royal Ruby, Green Depression, Twisted Optic Depression, Blue Sailboat, Blue Windmill, Iris & Herringbone

**114 N. DAILY MT. HOPE, KS.**

**Sat., June 26, 2010 10:00 a.m. Real Estate sells at 11:00**

Open House: June 20 2-4 pm

June 21 5-7 pm



**Legal Description:** S 65 Ft. Lots 4-5-6 Block 11 Mt. Hope City

**Directions to property:** HWY 96 to 101 St. N. (Mt. Hope exit), West to Daily, North to property

**Manner of Auction:** Property is being sold "as-is" in its present condition.

**Property Description:** This 2 BR, 1 BA home with 1536 sq. ft. total finished living area has been well cared for and the back yard is a haven in itself. The home features hardwood floors in all but the shiplap wainscoted kitchen which is vinyl. A mostly finished basement includes a dry bar, sitting area with display cases, an entertainment room and a 19x11 shop area that could easily be a 3rd non-conforming bedroom. On the main floor, one bedroom features a built in bookcase that could be an office. The 2nd bedroom opens to a unique sun room that overlooks the majestic wooded back yard that includes flower beds, Koi pond, 8x12 shop, 8x10 studio w/AC, potting area, cook out area and a Tuscan style patio! You are in your own world in this back yard!

**Tax Info:** 2009 taxes were \$998.47, specials \$4.04

**Easements:** Buyer to accept any and all easements, restrictions, roadways, and right-of-ways of record.

**Earnest Money:** Earnest money in the amount of \$5,000 is to be made payable to Security 1st in the form of personal check, business check or cashier's check day of auction. **Earnest deposits are non-refundable.** YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING/PURCHASE CONTRACT IS NOT CONTINGENT ON LOAN.

**Closing:** On or before July 26, 2010 at Security 1st

**Possession:** At closing.



View individual glass ware online



**MORE PERSONAL PROPERTY ON REVERSE** →

**Don Burford, Associate  
Broker/Auctioneer**

**Terry Hughes, Auctioneer**

*Seller: Charles McCormick Estate;  
Stephanie Falcon & Kent McCormick,  
Trustees; Leon Keiter, Attorney*

**JEFF  
LANGE  
REAL ESTATE**

For More Pictures & Information see:

[www.langeauctions.net](http://www.langeauctions.net)

529-3100 or 800-525-8160

Jeff Lange, Broker



**Glassware: Royal Lace:** Blue pitcher w/ice lip, blue cookie jar w/o lid **Swirl Green Depression:** 2 pitchers, 9—5” tumblers, 8—4” tumblers, 8 footed tumblers, 6 footed glasses, 8 coffee cups, 8 sherbets, 5 footed sherbets, 24 sherbet plates, 8 luncheon plates, 8 bowls, 4 fruit dishes, 2 sandwich servers w/handle, 2 butter tubs, 2 cream & sugar sets, 2 salt & pepper sets, 6 coasters, preserve dish w/cover & spoon, platter, ice bucket **Royal Ruby:** punch bowl & 16 cups, ball pitcher, 11 tumblers, 10 cup & saucers, 9 stemmed goblets, 8 footed wine, 12 dinner plates, 10 luncheon plates, 3 serving trays, 4 fruit bowls, 3 fruit dishes, 7 stemmed sherbets, 5 sherberts, 2 ball vases **Blue Sailboat:** cocktail mixer, ice tub, 6 water glasses, 3 juice glasses, 4 roly poly’s **Blue Windmill:** cocktail mixer, ice tub, 4 tumblers, 4 water glasses **Green Depression:** canister set, canister, refrigerator dish, mixing bowl set, console bowl, gravy boat, footed sherbets, stemmed wine glasses, sunflower cake plate, divided candy dish, dresser tray, powder dish, 3 curtain tiebacks, **Twisted Optic Depression:** 4 sherbets, 2 cups & saucers, 2 footed comports, 2 footed mugs, 1 pair of candle holders, sandwich tray w/handle, coaster, nude shot glass, “Clarks Teaberry Gum” footed tray **Iris & Herringbone:** footed pitcher, 8 footed tumblers, 4 cups, 4 stemmed wine, 4 plates, 7 small plates, 2 sandwich trays, soup bowl, ruffled edge serving bowl, 4 ruffled edge fruit dishes, beaded edge fruit bowl, 5 beaded edge fruit dishes, covered butter, cream & sugar set, 4 footed sherbets, 1 pair candle holders **Flow Blue Plates:** 4 blue, 4 black **{{ VIEW INDIVIDUAL PIECES ONLINE }}**

**Household:** Kenmore gas range, Kenmore 80 series washer & dryer, matching love seat & recliners, couch, recliners, oak dining table w/2 leafs & 4 chairs, 4 bar stools, lighted oak display case, oak display case, motif & stained glass lamps, misc. lamps, double bed & headboard, computer desk & printer cabinet, craft desk, kitchen cabinet, decanter table, wicker chair & foot stool, wicker chest, decorative electric heater, electric space heaters, HP 3300 computer & monitor, HP Photo-smart 7600 printer, HP Scan-jet 3970 scanner, *Color TV's:* 35” Sanyo, 25” Sharp, 21” & 15” Magnavox; Pioneer CD player, CD's, easel & paints, kitchen ware & utensils, misc. books, holiday decorations, canning & fruit jars



**Shop Equipment and Tools:** Goba Machinery Co. 3/4 hp dust collector w/4 stations; *Craftsman tools:* 10” table saw, 16” scroll saw, 16” scroll saw, 6” disc/belt sander, 4” joiner/planer, router in table, 6” bench grinder, belt & finish sanders, jig saw, die grinder, 7.5” skill saw, 4.5” & 6” hand grinders, 5.5 hp 16 gal. wet/dry vac; *Black & Decker tools:* 18 v drill, skill, saws-all, flashlight, 3/8” & 1/2” drills, jig & skill saws, pad & orbital sanders; Bosch B1750 hand planer, Ryobi detail & orbital sanders, Campbell Hausfeld Power Pal air compressor, Foreman carving tool and tips, Detail Master woodburning kit, electric bottle washer, bench vise, misc. wood & frame clamps, hammers, screw drivers, squares, levels, drill bits, extension cords, carving tools, assortment of carving wood, stained glass & glass grinder, 5 drawer wood cabinet, floor fan, propane heaters, heat/spot lamps, 8 gal. shop vac, 8’ fiberglass step ladder, 6’ wood step ladder



**Yard & Garden:** 7 pc. patio set, 3 pc. Patio set, concrete statuary, decorative pots, planting pots, misc. yard ornaments, Brinkman SmokeNPit, Smoke Hollow smoker, Charbroil propane grill, grilling tools, Craftsman 4.5 hp 20” push mower, Troy Bilt tiller/edger, Wagner 3 hp elect. 14” chain saw, gas weed eater, B&D cordless weed eater, Craftsman 2 sp. Electric power blower, garden hose on reels, misc. hand & yard tools



**Antiques/collectibles:**



oak end table, end table, candle cabinet, framed advertisements, wall display shelf



**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.

**BUYER AGENT PARTICIPATION:** Jeff Lange Real Estate is offering 2% participation fee to AGENTS who properly registers Buyers. AGENT must register with Auction Company by 5 p.m. the day prior to Auction. Call for details.

*Not Responsible for Accidents.*

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*Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Reator(s)/Auctioneer(s). Announcement made the day of the auction shall take precedence over anything previously stated or printed.*

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 completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead based paint and /or lead-based paint hazards, presence of mold, presence of radon, electrical, mechanical, plumbing and any other desired inspections, if any.