



Real Estate & Personal Property

Auction



Seller: Coffey County Historical Society and Museum
THURSDAY, JULY 15TH, 2010 - 6:00 PM
720 St. Lawrence, Burlington, KS

Directions: Going S. into B-ton from Hwy. 75, (due to construction!) turn right onto Kennebec St., (First National Bank on corner), go 2 blocks to 6th St. then turn left, go 4 blocks to Neosho St. then turn right, go past Court House and school to 8th St., turn left, go 2 blocks to St. Lawrence St., Auction is on the corner of 8th and St. Lawrence. Follow our signs!

Real Estate sells at 7:00 PM



This property is close to the grade school & pool. It has two houses and a double car garage, all on a large corner lot. There's lots of shade.



TERMS: Sellers require \$1,000 earnest money on sale date with signature on binding contract with the balance due in full at the time of closing on or before August 15, 2010.

CONDITIONS: This sale is subject to all easements, restrictions, covenants, leases and zoning regulations of record.

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

TAXES: 2009 real estate taxes were \$111.18. 2010 real estate taxes will be prorated to the date of closing based on the 2009 tax amount.

POSSESSION: Buyer will receive full possession the day of closing.

BUYER'S AGENT: Tri County Real Estate will offer 3% commission to any agent that represents the buyer on sale date and registers with Victor or Carmen at least 24 hours prior to sale date.

Auctioneer's remarks: This property is on a corner lot in a good location with a newer detached 2 car garage. You can either remodel the existing houses or tear it down and build your dream home in this incredible location. Either way, this property is a winner!

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. Tri County 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. Property sells in "AS IS" condition. This sale is **NOT SUBJECT** to the buyer obtaining financing. All financial arrangements must be made prior to sale date. Buyers are encouraged to have any and all inspections, at their own expense, prior to sale date. Sellers and Sellers' Agents are not responsible in case of accidents.

Tri-County Real Estate--Victor Edelman, Auctioneer/Agent--620-366-0339

Personal Property sells onsite at 6PM

Vintage Furniture

Lawyers Bookcase, Folding Card Table, Several Drop Leaf Tables, 3 sets Head Boards & Foot Boards, Waterfall Dresser & Vanity w/ Round Mirror & Bench Seat, Ladies Rocking Chair, (2) Childs Rocking Chairs, 5 Drawer Oak Tall Dresser w/ Beveled Mirror, 4 Drawer Oak Dresser w/ Large Mirror, 5 Drawer Oak Tall Dresser no Mirror, 5 Drawer Tall Dresser, 3 Drawer Dresser, 4 Drawer Serpentine Dresser, Small Wood Desk, Kitchen "Butlers" Cabinet, Unusual Buffet, Single Drawer End Table, Hoosier Cabinet, Homemade Bookcase, Treadle Sewing Machine & Oak Cabinet, Fancy Pump Organ, Electric Organ, Rattan Wicker End Table, Window Storage Seat, Various Wood Chairs, 40's-50's Kitchen Chairs, Piano, Floor Lamp, Sofa

Appliances

Wringer Washing Machine, Haier Microwave, Friedrich Air Conditioner, Gas Stove

Household/kitchenware

Various Kitchen Ware & Bake Ware, Tupperware Cups & Mugs, Coffee Pots, Glass Drinking Glasses, Desk Lamp, Pair Glass Bedroom Lamps, Home Made Book Shelf

Collectibles

Neosho Township Land Ledger 1862, Old Books, Bread Box, Decorative Vases, Windup Robot, Glass Perfume/Bedroom Set

Tools

Aluminum Extension Ladder, Hand Garden Plow, Scythe, Yard Tools, Wood Step Ladder, Horse Shoe Pliers

Miscellaneous

Hassock Fan, Leather Suit Cases, Pictures & Frames, Claw Foot Bath Tub, Typewriter

Cash and Good Checks accepted. Small concessions available. Other terms of sale with cashier day of sale. For more info. About this auction or other upcoming auctions visit our website at www.swiftsureauctions.com or call us at 620-366-0729

Auctioneers: Victor Edelman and Dwayne Coble



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www.tri-county-real-estate.com