



# AUCTION REAL ESTATE & PERSONAL PROPERTY

**AUCTION DATE: September 24, 2022**  
**Begins at 10 am - Real Estate Sells at Noon**

**1001 W 24th St, Hutchinson, KS**

**OPEN HOUSE: Thurs., September 8th from 6:00 to 7:00pm**

Featuring an all-brick well-kept home that is move in ready with a fully finished basement. The basement offers a family room, craft room, fruit room, and stairway chair lift. Carpeting throughout the house except in the bathrooms & kitchen. All appliances go with the home, also a Higgins water softener.

**Bedrooms:** 3  
**Bathrooms:** 2  
**Year Built:** 1972  
**Total Sq Ft:** 1,331  
**Basement:** Finished  
**Garage:** 2 car with electric opener

**Features:**

Vinyl Privacy Fence  
Covered Patio  
2 Nice Storage Barns  
Central Heat & Air  
New Leaf Guard Guttering  
Underground Sprinkler System  
Irrigation Well  
City Sewer and Water  
Nice Shade Trees and Landscaping

**Legal Description:** Lot 4 in Block E Old Farm Estates,  
Hutchinson, KS

Personal Property  
Auction Information

On The Back 

**Estate of Ann Day Sellers:** Heirs of Ann Day

**Paul Nisly, Auctioneer**  
620.662.7570  
paulnisly@reecenichols.com



**ReeceNichols**  
SOUTH CENTRAL KANSAS

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**TERMS AND CONDITIONS:** \$10,000 down on sale day, the remaining balance due in 30 days. Sale is not contingent on obtaining financing and down payment is non-refundable. No buyer's premium will be charged. Taxes of \$2,637.90 to be prorated at closing. Seller will furnish Title Insurance for the buyer, buyer shall pay closing fee at the Title Company. Property is being sold as is without any written or implied guarantees. Buyer is responsible for their own inspection prior to the auction. Any announcements made on sale day take precedence over auction ad or flyer, don't miss the opportunity.

## FURNITURE & HOUSEHOLD ITEMS

- 5-piece Oak bedroom suite; large dresser, chest of drawers, queen size bed & 2 bedside stands
- 4-piece Oak bedroom suite; dresser, twin bed set, Ardmore wardrobe
- Oak glider rocker
- 2 matching dark olive Lazy boy recliners, 1 tan Lazy Boy recliner
- Oak buffet & miniature dry sink
- Oak rocker & coffee table
- Wooden potato bin
- Oak shelving, numerous wooden bookcase shelving
- 5 sets of 5 shelf bookcases
- Wanes coating wood box
- King size bed, bedside tables
- Large Oak bench. Old trunk
- Oak & Walnut hall trees
- Kirby sweeper & attachments
- Maytag upright freezer & chest type freezer
- 2 metal office desks, metal office table & 2 cabinets
- White speedy lock Model SL34D Surger sewing machine
- Treadmill bicycle

- Electric fireplace
- Oak writing desk & chair
- Lots of totes full of collectibles
- 4 totes of candles, totes of quilting fabric, many quilt books. lots of empty totes
- Lots of metal rack shelving
- 2 large sets of shelving with doors and drawers
- Numerous folding tables
- Collectibles: Pepsi bottles & wooden crates, cowbell, cornhusker, draw knife, Pepsi collection, old pictures, toys, dolls antique dishes, old shelf radio, cream separator, books & cookbooks
- 3 picture frame wall dividers

## SHOP & YARD ITEMS

- Patio table & 4 chairs
- Kobalt battery powered lawn mower
- 2 Fiberglass step ladders
- 2 craftsman shop vacs
- Weed eater & garden tools
- 2 rolling mechanic cats
- Assorted hand tools

Many other items too numerous to mention.

These items are in above average condition & the furniture is of good quality.

