REAL ESTATE & PERSONAL PROPERTY



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10:00 AM • SATURDAY, OCTOBER 15, 2016

Property of Leon & Freddie Nelson, dba Custom Hardwoods

AUCTION LOCATION: 2459 BB AVE., BURDICK, KS 66838



REAL ESTATE WILL SELL AT NOON. Sellers: Jon & Leon Nelson. **DIRECTIONS:** From northeast end of Burdick, KS at the intersection of Bb Ave and Reed St, drive east on Bb Ave for 3.0 miles, auction location is on the south side of road. Watch for signs!

AUCTIONEER'S NOTE: Leon has been doing business for 30 years as "Custom Hardwoods." Leon has decided it is time to retire and will be offering his entire lineup of milling and wood working equipment. Since 1986, Leon has been specializing in custom work and as many of you know, has built a reputation for his quality work! We will be offering his mill, drying kiln, and all of his other tools that are all still being used today, along with 1,000s of board feet of custom cut flooring, trim and rough cut wood. Take advantage of this opportunity to purchase some quality, hard to find commercial milling equipment!

TRACT 1: 158.10 Acres Grass



LEGAL: SE/4 Less Road Right of Way, of Sec 03, T17, R05E All in Morris Co, KS 2015 TAXES: \$200.00 ADDRESS: 2800 Z Ave, Herington, KS 67449

LOCATION: From Burdick, KS go 1/2mi West on BB Ave to 2800 Rd then North 2 mi to the South East corner of said pasture.

DESCRIPTION: Here is a very clean quarter of grass! Approximately 39.60 acres of brome grass and approximately 118.50 acres of native bluestem and mixed grasses. This pasture is free of brush and trees, has average to good fence and a great location with paved 2800 Rd. on the east and Z Rd on the south. Water is supplied by a good sized stock pond and 2 smaller ponds plus a solar pump and tank. If you've been looking for a clean quarter of grass this fits the bill!

MINERALS: Sellers minerals sell with the real estate, there is no production.

TRACT 2: 112 Reed St, Burdick, KS 66838

BRIEF LEGAL: Lots 8-15 Inclusive, Block 24, Original Town of Burdick, and the West Half of the vacated alley adjacent to said lots AND Lots 18-19, Block 24, Original Town of Burdick, and the East Half of the vacated alley adjacent to said lots. 2015 TAXES: \$326.84

> **DESCRIPTION:** Here is a cute 2 bedroom, 1 bath home with 1,202 sq ft built in 1909. This property is ready for you to move right in. In recent years, the Nelsons have made several updates to the home including replacement windows, updated roof and a lot of work to the interior of the home. You will see Leon's signature touches with custom woodwork throughout the entire home. If you want some space then this is what you've been looking for, the home sits on 10 lots to give you all kinds of options.

TRACT 3: 112 E. Franklin, Herington, KS 67449

BRIEF LEGAL: Lot 4 of Stewarts Addition, Section 13, Township 16, Range 4 E of the 6th P.M. Dickinson Co, KS 2015 TAXES: \$1,170.88

DESCRIPTION: This 1954 Ranch style home has 1,058 sq ft with 2 bedrooms and 1 bath. Located on the south side of Herington, this home has seen many updates including replacement windows and vinyl siding. There is CH/CA and a detached 20x12 garage. Here is a great opportunity for a nice starter home or a potential income property.

OPEN HOUSE FOR TRACT 2 and TRACT 3: Thursday, September 29, 2016 from 5:00 - 6:30pm



REAL ESTATE TERMS: Earnest money payable day of the auction shall be: Tract 1: \$30,000.00 Tract 2: \$1,500.00 Tract 3: \$2,000.00 made payable to Morris County Title Company. Closing will be on or before November 29, 2016 at which time appropriate deeds will be given. The Buyer of Tract 1 will receive full possession at time of closing. The seller shall retain the income for Tract 1 and will be responsible for the 2016 taxes. Taxes for Tract 2 and Tract 3 will be prorated to date of closing based on 2015 amounts. Buyer shall receive full possession of Tract 2 and Tract 3 at time of closing. Title insurance shall be split between the Buyer and the Seller 50/50 along with any title company closing fees. The properties are sold as is, in their present conditions, with no warranties or guarantees. Buyers are responsible to make any inspections and rely upon their own judgements concerning the properties. All financing arrangements need to be made prior to the auction. All information has been gathered from Morris and Dickinson Co sources and is considered reliable but is not guaranteed. All announcements made day of auction take precedence over advertisements.

CONTINUED ON REVERSE SIDE

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Tract 2



PERSONAL PROPERTY

MILLING EQUIPMENT: Wood Mizer Super Hydraulic Portable Sawmill w/ Diesel Cat Engine, Accuset 2, De-Barker, VIN: 456C624156NCJ8908, Approx. 1,358 hrs (setup inside); Northland Drying Kiln w/ Blower, (for wood 4'W by 18'L, 2,500 total board ft); Bridgewood CKM M-462 4-Head Molder, DML 6" heads, 3-Phase, #8W462; Profile Cutters for DML 6" Heads, approx. 25-30; Powermatic #225 24" Planer, 3-Phase; Commercial Straight Line Saw w/ Laser Line, 3-Phase; Woodmaster Tools #W-718 Planer-Molder w/ several Profile Cutters(220); DeWalt Commercial Radial Arm Saw w/ Rollers(220); Automatic Rosette Maker(220); ValueCraft 6" Jointer (110); Plastic Band Reel; General 12" Shop Exhaust System (220); Holy Wood HS-10 Commercial Shaper 3-Phase; Power Feed Attach for Milling Machine(110); #2085 7-ft Commercial Planer 3-Phase; G.M. Diehl #75 Straight Line Rip Saw 3-Phase;

OUTDOOR WOOD FURNACE: Hawken Energy HE-2100 outdoor Wood Furnace x 2, NEW; 1/2" Red Pex Pipe, approx. 1,500 sq ft; Underground Pipe for Outdoor Wood Furnace, approx. 100-ft;





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VEHICLES, TRACTORS, CAMPER, TRAILERS & **EQUIPMENT:** 2000 Bobcat 873 F-Series, Skid Steer, w/ Quick Attach, #514124600, Approx 1500 hrs. (hour meter not working); Quick Attach Pallet Forks; 2003 Peterson Excel 30 SKW 5th Wheel Camper, 3 Slides, Rear Living Room, 2nd owner; 1991 Dodge Ram 350 Cummins Turbo Diesel Dually 4x2, 2 Dr 5-Spd, AC, approx. 155,609 mi; 1999 Travalong Gooseneck Trailer, 24-ft, Dovetail, Tandem Axle, 20,000lb; Hyster Model #S50B Fork Lift, shows approx. 2,733 hrs; 1954 Ford NAA Jubilee Tractor, Many Mechanical Upgrades, shows 1,927 hrs, Wide Frt; 2004 Doolittle Single Axle Cargo Trailer, 12'x6'; Suzuki 250 Quad Runner, 4x2, approx. 1,992 mi; Gooseneck Shop Built Horse Trailer, Wood Floor, Single Axle; Forest King 22-Ton Log Splitter on Trailer, 6.5hp; 2-Wheel Car Tow Trailer; Heavy Duty Hydraulic Dump Trailer w/ duals; Hay Trailer; 3pt 150-Gal Sprayer; 3pt Cordwood Saw; Dearborn #10-95 Field Cultivator; Round Bale Feeder; 3pt Bale Loader; 3pt Meyers Piston Pump 125-Gal; Overhead Feed Bin Set up for wood shavings

TERMS: Cash, approved check or credit card with 3% processing fee on all credit card transactions. All statements made day of auction take precedence over advertisements. Owners and auction company not responsible for accidents or theft. Nothing removed until settlement has been made. Concessions will be served.





CUSTOM CUT WOOD: Flooring, approx 700 sq. ft. of Walnut, Oak, Hackberry; There are hundreds of board feet of Walnut, Oak, Hackberry, Locust, Osage Orange, Kansas Pine & Cedar, some are trim, quarter sawn & straight lumber; Telephone Pole Timbers (10'-40'); Railroad Bridge Timbers approx. 300; Misc. Piles of Slab Wood;







For more information & photos, visit our website: www.GriffinRealEstateAuction.com