

ABSOLUTE REAL ESTATE AUCTION

SHAWNEE COUNTY, KANSAS

*68+/- ACRES * HOME * SHOP BUILDINGS * PONDS * HUNTING * PASTURE*

AUCTION DATE/TIME: **Saturday, June 3rd, 2017 at 10:00am (CST).**

AUCTION LOCATION: **(Onsite) 7221 SE Berryton Rd., Berryton, KS 66409**

DIRECTIONS: from SE 45th Street and SE Berryton Rd., in Topeka, Kansas, go south on Berryton Rd. approximately 3.2 miles south to the property/auction site. (watch for signs).

AUCTIONEERS NOTE: This is a great opportunity to purchase a very nice larger acreage farm with a country home and shop buildings, within minutes of Topeka, Kansas. The owners have been good caretakers of the property and these type of farm & home opportunities do not often come available this close to the city. Due to the passing of Mr. Williams, the family has decided to sell this property at public auction along with the many years of collections they have accumulated, which include: *(lots of firearms, vintage toys, numerous antiques, shop tools, JD tractor, 69 Ford truck (slick), commercial mower, and much more)*. There is something for everyone in this auction. Don't miss this opportunity to own a very nice farm and country home in Shawnee County, Kansas. Everything will be sold to the highest bidder on auction day, so don't be late.

PROPERTY DESCRIPTION: This farm consists of 68 (+/-) acres which includes a nice country home, large shop building and detached 2 car garage. The **Home** offers a living room, family room, kitchen w/gas range and side by side refrigerator, 3 bedrooms and a full bath on the main floor. The walk-out basement has a ¾ bath, washer/dryer, upright freezer, and a hair salon station w/basin rinse sink. There is also a single car garage in the basement. The **Farm** is primarily grass pasture with two ponds and assorted timber. Lynn Creek runs along the north side of the farm. The property has fencing, highway access, utilities, gravel driveway and a beautiful setting.

Outbuildings:

- 30' x 30' Double car garage with HVAC, electric, concrete floor, overhead storage and electric door openers.
- 40' x 60' steel shop building, gas heat, 200 amp/3 phase electric service, overhead door, 2 walk through doors, shop area, retail area, bathroom.
- Approximate 20' x 20' lean to and enclosed shed which sets behind the shop building.

Soil Types (Primarily Grass Pasture and Timber):

- Sogn-Vinland complex, 3-25 percent slopes, class VII
- Labette silty clay loam, 3-7 percent slopes, class III
- Fluvents, "along creek and ponds" (frequently flooded), class VI
- Reading silty clay loam, rarely flooded, class I
- Elmont silt loam, 3-7 percent slopes, class III
- Martin silty clay loam, 1-3 percent slopes, class II
- Pawnee clay loam, 4-8 percent slopes, eroded, class III

SELLER: Melody Kay Williams Revocable Living Trust