

JASON & KRISTINA BELL FARM HOME SITE WITH 11.5 ACRES AUCTION

116 31st Road, Brookville, Ks
Saturday, April 27th, 2:00 pm



Abbreviated Boundary Description:

S01, T14, R06W, ACRES 11.5, BEG 1545.8'S NE COR, TH S55.1', W725.7', SW273.4', SW493.7', W436.8', N728.2', SE565.8', S442.2', N E213.6', NE284', E736.7' TO POB*



REAL ESTATE: 2-1/2 story farmhouse built 1908 with 2603 total sq ft living area, 1607 sq ft on main floor, 4 bedrooms, full and half bath, 989 sq ft full basement, 430 sq ft raised slab porch with roof, 430 sq ft enclosed wood deck, 192 sq ft raised slab porch, stucco frame, composition shingles, 100% warmed & cooled air. Ag land shows .5 acres dry land, 10.1 acres native grass. Outbuildings include 42'x 60' Cleary metal building built Dec 2018 (half concrete floor) and 3 tool sheds 8'x12', 14'x 18', 14'x 24'. Home site is not in the flood plain. Taxing unit Mulberry Township, located in Ell-Saline school district. 2018 taxes \$2,222.74 on a total value of \$130,290. 2018 County value (agricultural) – Land \$800, Building \$10,850, Total \$11,650.

2018 County value (farm home site) – Land \$5,260, Building \$125,030, Total \$125,030.

A 10% buyer's premium will be charged on sale day.

Additional information: House originally owned by the Yordy family, one of the original homesteaders of Ellsworth County * The original house is concrete construction * Not on rural water district but spring fed well, naturally filtered with excellent taste * all electric – newer heat pump, Rheem Marathon high efficiency water heater * appliances remain with house – dishwasher 4 yrs old, smooth top stove 4 yrs old, refrigerator 5-6 yrs old

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Any announcement made the day of sale takes precedence over any printed matter

SCROLL DOWN FOR PICTURES



Front of house faces east



Northwest corner of house



South side



Family room (notice beveled glass doors and built in shelves to left which is entrance to entry/front room but picture wasn't useable)



Another built in is this bench at the end of downstairs hallway



Main floor bedroom



Half bath off of main floor bedroom



Kitchen – pictured appliances sell with house



Kitchen



Kitchen



Off of kitchen is a wash room



Off of kitchen is a pantry



Open stairway to 2nd floor



2nd floor landing



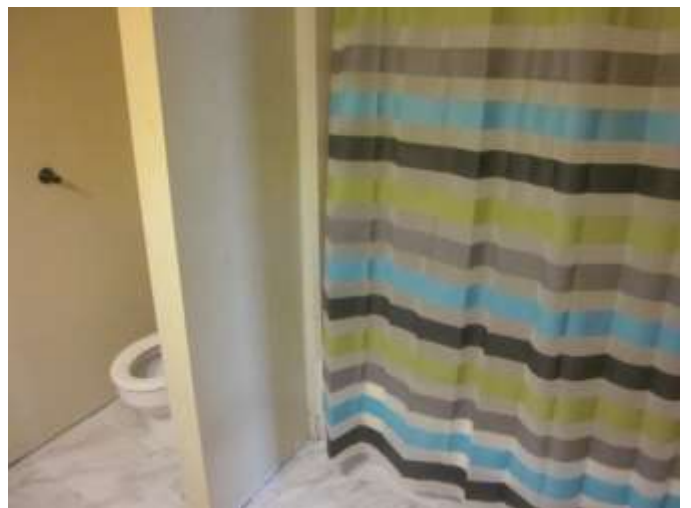
Opposing views 1st 2nd floor bedroom



Opposing views 2nd 2nd floor bedroom



Opposing views 3rd 2nd floor bedroom



Opposing views 2nd floor bathroom



Opposing views 2nd floor sun porch



Opposing views potential 4th 2nd floor bedroom



Opposing views 3rd floor rec room/play room/potential 6th bedroom



Covered south side porch (door to 1st floor hallway)



Same covered south side porch (door to kitchen)



Newer AC unit



Basement reported to be generally dry
Water is from faucet for washing machine leaking
when removed, will be repaired



Rheem Marathon
high efficiency water heater



Outbuildings



Cleary building west side



Cleary building



Cleary building inside



Cleary building inside



40' x 70' Slab from removed shed with electrical service, great for parking camper or equipment



One of 2 rock buildings on property, used as chicken house.

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