



# Residential Home & Personal Property

## For: Joey Bevitt Heirs

### Saturday, November 1, 2025

**Auction Location:** 321 S. Elm Street, Rush Center, KS 67575  
**OPEN HOUSE:** Sunday, October 19, 2025, 3:00 pm – 4:30 pm or other arrangements made with Sellers agents

**Auction Start Time:** 10:00 A.M.  
**Real Estate Sells @** 12:00 Noon



**PROPERTY ADDRESS:** 321 S. Elm Street, Rush Center, KS  
For the Full Legal Description please go to our website.

**TAXES:** Sellers to pay the 2025 and all prior taxes; Purchasers to pay the 2026 and all future taxes. 2024 Taxes were \$1297.44

**POSSESSION:** Upon Closing

**GENERAL INFORMATION:**  
This is a nice home located on the corner of a large lot providing privacy as well as the potential to build. It is an older home that has been partially remodeled. The house is 1400 ft<sup>2</sup> including 2

bedrooms, 1 full bath, kitchen, living room, and a utility room. There is also a double car-attached garage with 864 ft<sup>2</sup> that is very nice. The raised slab front porch with roof certainly adds to the property. Once again, the yard is very spacious with opportunities waiting. The house has central AC/Heat, steel siding, & composition shingles.

**REAL ESTATE TERMS:** 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before December 12, 2025, or as soon as title requirement, if any can be corrected. Sale is not contingent on the purchaser obtaining financing. Financing, if necessary, needs to be approved prior to the auction. The seller agrees to convey said property by good and sufficient Warranty Deeds to the purchaser, subject to easements restrictions, roads, rights-of-way, leases, reservations, and county zoning regulations of record. Said deed shall be delivered to the purchaser at the time of settlement. Sellers to furnish title insurance showing merchantable title in the Seller. The cost of Title Insurance to be split 50/50 between Sellers and Purchasers. Title Insurance is being prepared by Security First Title, LaCrosse, KS. This property is being sold in “as is” condition with the exception of a Termite inspection which will be completed on prior to the sale. All other inspections need to be done by the Purchasers at the Purchasers expense and any necessary repairs to be the responsibility of the Purchasers. This tract is being sold by Lot and Block Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.

**AGENCY DISCLOSURE:** Farmland Auction & Realty Co., Inc is the agent of the Seller on the Real Estate and will perform all the duties as set out in K.S.A. 58-30,106. If Purchaser desires representation, legal council is advised.  
**Listing Agent:** Roger Legleiter (785) 623-8717

**Manner of Sale: Starting with tools and shop equipment; Real Estate to sell at 12:00 PM followed by JD toys and household items**



**More Personal Property Items and Pictures Listed on Back**

**EQUIPMENT:**

John Deere MT Tricycle Front Tractor  
JD A Tricycle Front- 3pt SN#494724  
Trail Master 16X6 bumper Livestock Trailer  
Chevy Pickup Box Trailer  
GMC Pickup Box Step-Side Trailer  
Title Lawn Mower 5’X8’ Trailer  
IH 14’ Disc & 14’ Chisel  
Tucker 10’ Speed Mover  
8’ Back Blade & Road Drag  
John Deere 46” Snow Blower  
Log Splitter, Wisconsin Motor  
3-Section Drag Harrows  
**LAWN AND GARDEN:**  
JD 66 Riding Lawn Mower, Rear Engine  
JD 317 Lawn Tractor, 48” Deck  
Craftsman 8200 Lawn Tractor, 46” Deck, 24HP V Twin Kohler  
Ford 165 Tractor Mower, 48”  
Snapper Push Mower  
YardMan Push Mower  
Electric Pole Saw  
Craftsman Hedge Trimmer (NIB)  
Garden Tractor Sprayer  
Mantis Tiller, (2) Wheelbarrows  
Ice Chests & Lawn Chairs  
Fishing Tackle and Poles

**TOOLS:**

**Snap-On Tools:** Rolling Tool Chest, ¾, ½ Torque wrenches, Torx Drivers, ¾ swivel, 10-16 Metric Wrenches, Bits, Snap ring pliers, Dead Blow, 25 pcs screw extractor, Metric Tap/Die Set SAE, Allen Wrenches, ¾” ½” Impacts, 48pc SAE/Metric Rethreading Set, Electric Screwdriver, Work Light, Pry Bars  
**Mac** Tool Cart, Deep Sockets ¾ Metric 10-19, Radiator Pressure Tester, Screw Extractors  
**Craftsman** Screwdrivers, Wrenches, Fuel Line Wrenches, ½” Drive, ¾” Breakovers, Swivel Ratchets, ¾, ¼, ½ Impact Extensions, 19V-12V cordless, magnetic tray, Pry bars,  
**Lincoln** AC-DC 225 Welder  
**Magna Force** 5HP Compressor  
Acetylene Torch  
**Milwaukee** Chop Saw  
10” Metal Cutting Blades  
**Rigid** 12” Miter Saw on Stand, Table Saw  
**Ryobi** Impact Tool  
**DeWalt** tape measures  
**Sunex** Stubby Wrenches, ½ Moon Wrenches, 14 pcs angle wrenches, Slide Hammer Puller Set, Crows foot, ¾” SAE/Metric Impacts, (2) die grinders  
Propane Bottles; (2)100lb, (1)25lb, (1)30lb  
**Ladders;** 6’ Fiberglass, Gorilla Ladder, Warner Ladder  
**Napa** Fuel Line Wrenches  
**Air Tools,** ¼” Air Ratchet, Rivet Gun, Paint Gun, ¾ Air Ratchet, Die Grinders, Body Saw, Sanders

**Blue Point** ¾” ½” Sockets, Upholstery set  
**Stihl** Chain Saw  
**John Deere** pry bars  
**Tradesman** Bench drill press  
**S-K** ¾ Sockets  
**Gear Wrench** 1” 13/16  
**ProPit** Battery Tester  
**Coleman** Tool Set, Lantern  
**Misc. Tools & Shop Items:** Water Pump  
Pliers, Crows foot wrenches, Crescent Wrenches, Hook Bars, Crows Bars, Serpentine Belt Wrenches, Impact ½ & ¾ sockets, Test Light, Pliers, Cable Cutters, Mag Lights, Wobble Extensions, Pick Sets, Air Gauges, (2) Nut Driver Set, Hammers, Vise Grips, Pipe Wrenches, Speed Wrenches, Chain Wrenches, Gear Wrenches SAE/Metric, Clutch Tool, Drill Doctor, Tool Cart, (2) Air Bubbles, Battery Chargers, Bottle Jacks, ½” Swivel Impacts SAE/Metric, ¾ to ½ Extensions Adapter, Files, 11-pc Blue Point gasket punch set, Bushing Driver Set, ½” Drive Impact torx bits, Ball Joint Tools, Stubby Gear Wrenches, Timing Light, Soldering Gun, AC Gauges, Ratchet Booms, Trailer Jacks, Chains, Bar Clamps, Lift Kit, Receiver Hitches, Weed Burner, Trailer Light Set, Angle Grinder, (2) ¾” Drive Socket, 220 Welding Cord, Steering wheel remover tool, Gear Puller, Bearing Packer, Parts Washer, Bench Grinder, Electrical Connectors, Chain Saw Sharpeners, Hi-lift Jacks, Saw Horses, Flaring Tool, Wire brush set, Grinding wheels, Hitch Pin/Clevis, Pick-up Tool Box, T-Posts, Shovels, Rakes, Pitch Forks, ATV Ramps, Quarts of Oil, 16” 8 Bolt Spare Tire

**TOYS/COLLECTIBLES:**

(2) 1/16 Stock #517 Utility Tractor with End Loader  
1/16 1934 JD Model A  
1/16 JD 5020 Real Steering Action  
1/16 1940-1952 JD MT Tractor  
1/16 JD Generation II 30-40 Series #512  
1/16 JD Model M Series 111 #540TA  
1/16 1957JD Model 720 Hi Crop  
1/16 530 Tractor with Heat Houser, 30 Series, 50th Anniversary  
JD 4020 Power shift #5549  
JD Model 4020 Diesel Tractor #5638  
1/16 JD 4020 Tractor with 237 Corn Picker #5083  
1/16 1949/1954 Model R Series 11 #544DA  
1/16 1958 Model 630LP #5590  
1/16 JD 2640 Tractor “Field of Dreams” #2150  
1/16 1953 Model D Steel Wheels #5596  
Waterloo Boy Tractor #15013  
1/16 JD 4440 Tractor #15077  
1/16 JD 4000 Diesel #5684  
JD Die Cast Bell  
1/16 JD Model 630 #15364  
Collector’s Edition Model 70 Row Crop

 <b>Farmland Auction &amp; Realty Co., Inc</b> 1390 E. 8 <sup>th</sup> , Unit A Hays, KS 67601 <a href="mailto:farmland@farmlandauction.com">farmland@farmlandauction.com</a>	<b>Pfeifer Brothers, Auctioneers</b> 4312 180 <sup>th</sup> Street Russell, KS 67665 <a href="mailto:pfeiferauction@gmail.com">pfeiferauction@gmail.com</a>	<b>pfeifer brothers</b>  auctioneers
<b>Jason Pfeifer</b> 785-483-1805 R/E Licensed Broker/Auctioneer <b>Beth Pfeifer</b> Auction Clerk	<b>Brandon Pfeifer</b> 785-650-7588 Auctioneer <b>Chandra Pfeifer</b> Auction Cashier	<b>Roger Legleiter</b> 785-623-8717 R/E Licensed Sales/Auctioneer <b>Kalli Windholz,</b> R/E Licensed Sales/Admin. Staff
<b>Jarett Pfannenstiel</b> R/E Licensed Sales/Auctioneer	<b>Office Phone, Hays, KS</b> 785-628-2851	<b>Jason Dellett</b> R/E Licensed Sales/Auctioneer



TOYS/COLLECTIBLES CONTINUED:

- 1953 Model 60 #5679  
1/16 JD 8400T Tractor #5181  
1/16 Model 8020 Diesel #15365  
Cast Replica and Wall Pocket  
1/16 Model 70 Diesel #5788  
40th Anniversary JD A #557  
1/16 JD 9400 4WD #5914BA  
1/16 Model A Steel Wheel #560  
1/16 JD Sound-Gard #542  
1/16 JD 8760 4WD #5595  
1/16 JD 2550 Utility Tractor #501  
(2) JD 1935 Model BR  
1/16 JD 4850 MFWD #584DA  
1/16 JD 4 Wheel Drive #597  
1/16 JD Model 140 Lawn and Garden #15511  
Model 720 Tractor with 80 Blade and 45 Loader #15165  
Model M Rubber Wheels #540  
1934 Model A #539DO  
1/16 JD 4230 Utility Tractor #516  
1/16 JD Utility Tractor and Wagon #518  
1/32 Model 8400 #5259  
1/16 JD 8650 4WD Tractor #5508CA  
Model 730 Diesel #5766  
Model 5010 #15608  
(2) Model 2030 #584  
1/16 1947 Model MI #5628  
1/32 JD 3140 Tractor #1635  
1/16 JD 5200 with ROPS #5845DA  
1/16 Model 70 Standard #15366  
1/16 Model B #5107  
1/16 1915 JD Model R Waterloo Boy, Steel Wheel #559  
1/16 1937 JD Model G, Steer Wheel #548  
1/16 JD Tractor 3010 #5636  
1/16 JD 430 Crawler #5941DA  
1/16 JD 420 Crawler/Blade #15441  
1/16 Model A Tractor 290/Cultivator #5633  
1/16 1924 JD Model "D" #5178  
1/16 JD 630 #5590  
1/32 JD Tractor Overtime  
1/16 JD 60; Two Cylinder Expo X1-2001; High Seat 1955-1956 16070  
1/16 JD Model 830; Rice Special 16075A  
1/16 JD 4430 #15677  
1/16 JD 110 Lawn & Garden #15213  
1/16 JD Unstyled Model B #15487  
1/16 JD Crawler 430 #481TA  
1/16 JD 1950-1953 Model "G" Hi-Crop Tractor  
1/16 JD 9600 Combine #546  
1/16 JD Model 720 Tractor #5832  
1/16 JD Model 3010 Tractor #15210  
1/16 JD Model 9750 STS Combine #15036  
1/16 JD 7720 Combine #524  
1/16 JD 45 Combine Prestige #15195  
1/16 JD 1940 12A Combine #5601 50th Anniversary  
Model F145H 5 Bottom Mold board Plow #5763  
Model 494-A Four Row Planter #5838  
The Barge Wagon #15133  
214-T Twine Tie Baler #5770  
1/16 JD Mower Conditioner #598  
1/16 JD Hay Wagon #15134  
1/16 JD Baler #585  
1/16 JD Chuck Wagon #553  
1/16 JD Wagon #529  
1/16 JD 4-Row Planter #539  
1/16 JD Spreader Wagon #534  
1/16 JD Mower #546  
1/28 1938 Thresher  
JD Clock and Mugs  
JD Model "G" Lamp  
Case 2390 #268-269  
Allis Chalmers 7080 #1218  
MF 1155 Tractor #183  
MF 275 Tractor #1103  
TD-14A International  
2010 Crawler  
Gleaner L2; Allis Chalmers Combine #1207  
Caterpillar D2  
Allis Chalmers 7 Bottom Plow #186  
1/43 JD 830 Tractor  
1/16 Minneapolis Moline Crawler  
IH Historical Toy Tractor Set  
1/64 Misc Tractors (new in box)

ANTIQUES & COLLECTIBLES

- Bachmann Trains  
(4) Red Wagons  
Embossed Signs - multiple  
Tractor Seats - Metal  
Galvanized Tubs  
(3) Motorized Cat Toys  
Garden Cultivator  
**HOUSEHOLD**  
Queen Size Bedroom Set  
Snap-On Clock  
Wild Turkey Mirrors  
Bedroom Set  
Dining Room Table and Chairs  
Frigidaire Refrigerator  
Chest Freezer

