



Residential Home & Personal Property

For: Garold Skillett Trust

Saturday, October 25, 2025

Auction Location: 117 S. Elm Street, Rush Center, KS

OPEN HOUSE: Sunday, Oct. 12 & 19, 2025 1pm – 2:30pm or other arrangements made with SELLERS agents

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

Manner of Sale: Starting with tools and shop items; Real Estate to sell at 12:00 PM followed by Pick-up, skid steer, then household items

PROPERTY ADDRESS: 117 S. Elm Street, Rush Center, Kansas

LEGAL DESCRIPTION: The North 75 ft. of the South 150 ft. of Lots 7, 8, 9, 10, 11, and 12 in Block 10, in the Original Town of Walnut City, (Rush Center), KS

GENERAL INFORMATION:

This very nice, ranch-style home, constructed in 1970, is located on a large lot and offers excellent small-town atmosphere. The main floor is 1228 ft² with a full finished basement. The main floor has been remodeled and updated. There are 2 bedrooms and 1 full bathroom on the main floor and 2 bedrooms and 1 full bathroom in basement. The property is enhanced with a raised slab porch and roof, a 660 ft² attached 2-car garage, car port, Generac generator, and storage shed. The house is in good condition with central AC/Heat, metal siding, composite shingled roof, nice backyard with shade trees.

TAXES: Sellers to pay the 2025 and all prior taxes; Purchasers to pay the 2026 and all future taxes. 2024 Taxes were \$1681.08

POSSESSION: Upon Closing

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 10, 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 Trustees Deed 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. Cost of Title Insurance 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 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**

SKID STEER, MOWER, TRAILERS

2022 Cat 289D3 Skid Steer on tracks
w/bucket, 2-spd, only 50 hrs., loaded -
back-up camera, AC, Heat, Purchased
New ID#CAT0289DEJX909521
Hustler Raptor mower, 52" deck, low hrs.
(no meter)
Lawn Chief push mower
56" X 8' tandem axle trailer
7'x13' trailer
3'X4' garden trailer w/tilt box



PICK-UP & TOPPERS

2021 F-150 Lariat, 4x4, Loaded, 4 dr.,
32,453 mi., VIN 1FTFW1E87MFC12989
(Title Pending)
Sportsman p-up topper, 98"x70", off 1988
Chev long bed, Maroon color
Leer p-up topper, 100"x72", off 2018-2020
F-250, silver color
L-shaped fuel tank w/12v pump, notched
to fit fender welds



SPECIALTY ITEMS

Onan Generator, 12 kw, LP or natural
gas, SE# C810560775
Joe dog Jeep booster axle to convert
single axle to tandem
NPK hyd. hammer w/JD quick attach,
original, off Cat 423 backhoe
Cadet 13'x7' bed and sides (new)
SHOP EQUIPMENT
Yamaha SC2000 Invertor Generator
Bosh Right Angle Grinder 110v
Makita Right Angle Grinder 110v
Craftsman 10" radial arm saw
3" jointer, reciprocating saw
Lincoln electric grease gun
Makita right angle drill
Sunex air drill
Drills, skill saws, Concrete tools
Am pro air 3/8" & 1/2" ratchets
3/4" drive sockets and ratchet
Tap & Die set, Bench vise
Black & Decker work mate
Campbell Hausfeld air comp., 110v
Industrial Aircom compressor (parts)
Air bomb, tarp straps
Fire extinguishers
Misc. aluminum toolboxes
4 Sections Heavy duty metal shelving
2 - shop carts on metal castors
2" pump w/Honda GX160 motor
Dolly cart, 2 aluminum 6' step ladders
4 - 275-70-18 Good Year wrangler
studded tires
8' aluminum ramps and scaffolding
Ryobi sander, wood planes, booster
cables, drop cords,
ratchet straps, CB radios, shop lights
Drywall equipment, paint brushes
Tub/shower faucet
Lots of lawn sprinklers, garden hoses
Chains & Boomers

HOUSEHOLD

Kenmore Refrigerator/freezer, (silver)
Kenmore washer, Amana dryer, electric
Chest freezer, may need repairs
Dining room table w/6 chairs
Kitchen table w/6 chairs
2-bedroom sets, baby bed
Book shelves, wooden desk
Desk & Office chair
Lift chair (brown), nearly new
2- Sophas, (brown)
Portable electric heater
Patio heater, L.P.
Iron patio table w/chairs & umbrella



More Personal Property Items and Pictures Listed on Back

FOR MORE INFORMATION & TO SEE MORE PHOTOS SCAN THE QR CODE TO BE DIRECTED TO OUR WEBSITE



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