



Residential Home & Personal Property

For: Craig Sanford Estate
Brenda Miller & Lisa Edgar, Co-Executors

Friday, July 31st, 2026

Auction Location: 69 S. Windsor St., Russell, KS 67665

Auction Start Time: 5:30 P.M.
Real Estate Sells @ 6:30 P.M.



PROPERTY ADDRESS: 69 S Windsor St., Russell, KS 67665

GENERAL INFORMATION:

Solid home with a low-maintenance brick exterior and a new asphalt shingle roof installed in October 2024. This 1-bedroom, 1-bath home offers 952 square feet of living space, an attached garage with attic storage above it, central heat and air, and a partial basement for storage. The property also features a covered front porch, and a large fenced backyard with plenty of outdoor space and mature trees. A well-built home with key exterior updates already completed. The 2025 taxes were \$1391.58.

TERMS: 10% down day of sale. The Property will be sold "as-is" with the PURCHASER having the right to fully inspect the property with any needed repairs to be the responsibility of the PURCHASER. Deed to be delivered to the PURCHASER at the time of settlement. Owner's title insurance policy to be split 50% to the SELLER and 50% to the PURCHASER. Title Insurance to be prepared by Security First Title, Russell, KS. This tract is being sold by Lot & Block. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser. FOR MORE EXTERIOR AND INTERIOR PICTURES OF THE HOUSE, PLEASE GO TO OUR WEBSITE.

OPEN HOUSE: Sunday, July 26th, from 1:00 – 2:30pm or other arrangements made with the seller's agent.

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.

Real Estate Listing Agent:

Jason Pfeifer (785) 483-1805

Personal Property Listing Agent:

Brandon Pfeifer (785) 650-7588

VEHICLES:

1999 Chevrolet 1500, V8 5.3L, 4WD, AT, 16" tires, Spray bed liner, clean nice truck, 179,650 miles, VIN: 1GCEK14T1XE245882



2015 Dodge Grand Caravan, V6 3.6L, FWD, AT, Stow-Away 3rd row seat, power sliding doors, Cold AC, 115,795 miles, VIN:2C4RDGCG0FR658851



TOOLS/LAWN & GARDEN:

Campbell Hausfeld 4hp 13-gallon Air Compressor, Tailgator Generator, Kohler 500W Generator, Step Stool, Workmate, Air Bubble, Snapper Rear Drive Push Mower, (2) Bicycles, Worx Electric Trimmer, Troybilt Gas Trimmer, 4' Fiberglass Ladder, Wood Chisels, Heat Gun, Warrior 1/2" Hammer Drill, Battery Charger/Booster, Electric Pole Saw, (2) Small Bench Vices, Duracraft 1/2hp Bench Grinder, Drill Bits, Gas Cans, Ratchet Straps, Torque Wrenches, Chicago Elec. 18V Drill, Craftsman SAE/Metric wrenches, Pliers, Sockets, Jig Saw & Blades, Misc. Chemicals, Oil, Wiper Fluid, Car Polish, Cleaners, Misc. Hardware & Electric Connectors, (3)Metal Cabinets, 36"x7"x20", Proto Gear Puller, Tap/Die Set, Blue Rock, Portland Elect Leaf Blower, Makita Angle Grinder, Jumper Cables, Receiver Hitches, Come-Alongs, Proto 1/4" Sockets

FURNITURE, APPLIANCES, HOUSEHOLD ITEMS:

Kenmore Refrigerator, Kenmore Washer/Dryer, Kenmore Electric Stove, Microwave, Oak Drop-leaf table/4 chairs & Leaves, Chrome Kitchen Shelf, Leather Electric Recliner, Full/Queen Headboard, Dresser, (2) nightstands, Oak Cedar Chest, Deep Fat Fryer, Plates, Saucers, Cups, Glasses, Toaster, Coffee Maker & Coffee Grinder, Knives, Roasters & Broiler Pan, Cast Iron Skillet, Dehydrator

MISCELLANEOUS:

LG 32" TV & Vizio 32" TV, CD & DVD players, CD's & DVD's 100 +/-, Printer, Radios, Speaker Wires, Sansui Stereo w/ Wharfedale speakers, Oil Lamp, Games/Books, 33RPM Records, Ammo Box, Sombrero, Pole Lamps



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