

# REAL ESTATE AUCTION

Saturday, April 19, 2025 – 10:30 AM

402 N. State Street, Meade, KS

*Auction will take place on location.*

This single-family home features 3 bedrooms, 1 bathroom, an attached single-car carport, and an oversized 2-car detached garage. With cedar siding and a composition shingle roof, the home is situated on a corner lot surrounded by mature trees and is conveniently located near both the school and hospital.

Inside, you'll find a cozy living room with hardwood floors and a large picture window that fills the space with natural light and offers an expansive view of the front yard. The living room is also equipped with a window AC unit for comfort. The kitchen, with its laminate flooring and wood cabinets, provides easy access to the carport, making grocery trips a breeze. Adjacent to the kitchen, the dining room features laminate floors and a sliding glass door that leads to the spacious backyard—perfect for outdoor gatherings.

The utility room, conveniently located off the dining room, offers plenty of built-in shelving for extra storage. The primary bedroom measures 11ft. x 12.5ft. and includes hardwood floors and a reach-in closet. The second bedroom is 12ft. x 8.5ft. and also features hardwood floors and a reach-in closet. The third bedroom, measuring 10.5ft. x 11ft., completes the living space with hardwood floors and a reach-in closet.

The bathroom features a tile floor and a tub-shower combination. For year-round comfort, the home is equipped with a central furnace.

Outside, the oversized detached 2-car garage (21.5ft. x 22ft.) has a solid concrete floor, abundant built-in shelving, and a dedicated workshop area measuring 7ft. x 22ft. – ideal for gardening, DIY projects or extra storage needs. This home offers a perfect balance of function and charm!

**TERMS:** \$7,500 down day of sale. Balance due upon closing, on or before May 19, 2025. The buyer must have cash or financing in place before bidding. The seller guarantees clear title upon closing. The buyer and seller will split the cost of title insurance & escrow 50/50.

**TAXES:** The 2025 taxes will be prorated to the date of closing.

**POSSESSION:** At closing and upon full payment of purchase price.

**AUCTIONEER'S NOTE:** A small amount of personal property items will be sold via auction following the sale of the real estate.



Year Built	1955
Roof	Composition
Ext. Siding	Cedar
Foundation	Slab
Living Area	1,449 Sq. Ft.
Lot Size	70' x 140'
Bedroom - Primary	11' x 12.5'
Bedroom - 2nd	12' x 8.5'
Bedroom - 3rd	10.5' x 11'
Bathroom	Full w/Tub Shower
Utility Room	Ample Built-in Storage Shelves
Heating	Central Furnace
A/C	Window Unit
Garage	Attached 1-Car Carport & Detached 2-Car Garage
Homeowner's Dues	N/A

## Open Houses

Sunday, March 30, 2025

1:00 – 2:00 pm

Thursday, April 10, 2025

4:00 – 5:00 pm

Or, for a private showing, please contact Mike Burkhart @ 620-430-2000

\*Please allow for 24-hour notice when scheduling a private showing\*

### Antiques/Honda Motorcycle/Miscellaneous

**Honda Windjammer Touring motorcycle – no title, 61,145 miles;** Sewing machine in cabinet; Washer; Dryer; Samsonite folding chairs; leather couch; Drop-leaf oak dining table with 4 chairs; Small Baldwin piano; Kitchen side cabinet; Beveled glass display cabinet; **Flatscreen TV;** Full-size headboard and frame; Matching oak chest of drawers and dresser; Desk; Misc. bedroom furniture; Knickknacks; **Garland woodburning antique stove;** Craftsman 17" heavy duty rear tine tiller – 5HP; Metal tea pots; Antique sadirons; Indian pottery; Blue glass – pitchers, lanterns, bottles, creamer/sugar, etc.; **Approximately 133 pieces of Frankoma pottery** – including dinner plates, cups, mugs, serving dishes, pitchers, creamer/sugar, ash tray, deviled egg plate, salt/pepper shakers, juice glasses, and much more; Misc. antique glass pitchers/vases; Cane fishing poles, and more!



**Seller: Jackie Day Estate**



For a printable sale bill, more color photos and more information visit

[www.soldbyburkhart.com](http://www.soldbyburkhart.com)

**Mike Burkhart, Broker**

**at 620-430-2000**