

HOME FOR SALE AT PUBLIC AUCTION

SUNDAY, JUNE 25, 2023 – 1:00 PM
2201 MCCOY STREET, DODGE CITY, KS
Auction will take place on location



This single-story all brick home features over 1,470 sq ft of living space, 3 bedrooms, 3 full bathrooms, a finished basement with a bonus room, composition shingle roof (new in 2021), and double pane Pella metal clad windows. New air conditioner, furnace, and coil in 2016. It is a picture-perfect home in a great neighborhood.

As you enter this home, you enter the spacious eat-in kitchen that features a welcoming double-sided stone gas log fireplace. The open floor plan allows you to be in the kitchen and socialize with family and guests in the living room and breakfast nook areas. The main level has nice luxury vinyl wood flooring throughout the kitchen, living & dining room. The kitchen features updated stainless steel appliances, tile backsplash and an oven island with granite countertop. Off the kitchen is the laundry room that provides access to the 2-car garage and basement level of the home.

Located on the main level are 3 bedrooms. The primary bedroom includes an updated ensuite bathroom that has tile flooring, single vanity, stool and an onyx stand-up shower. The primary bedroom has new carpet and 2 large reach-in closets. The other two bedrooms have new carpet and reach-in closets. The main floor bathroom is extremely spacious and includes a large vanity, stool and tub shower.

The fully finished basement includes a carpeted bonus room with reach-in closet, a large bathroom with a huge vanity and standup shower and ample storage space with built in shelves in the unfinished area of the basement.

TERMS: \$7,500 down day of sale. Balance due upon closing, on or before July 25, 2023. 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: Taxes will be prorated to the date of closing. 2022 property taxes totaled \$3,525.84.

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

Year Built	1984
Roof	Composition
Ext. Siding	Brick
Foundation	Concrete
Total Living Area	1,470 sq ft
Main Fl. Sq. Ft.	1,470 sq ft
Basement Sq. Ft.	1,464 sq ft
Lot Size	10,170 sq ft
Living Room	19 x 10
Kitchen	13 x 12
Bedroom - Primary	12 x 12 w/ Attached Bathroom
Bedroom - 2nd	10 x 13
Bedroom - 3rd	12 x 9
Bonus Room	10 x 13
Bathroom - Main	Full
Bathroom - Primary	Full
Bathroom - Basement	Full
Utility Room	Main
Heating	Central Forced Air, Gas
A/C	Central Electric
Garage	Attached; 2 Car
Home Owner's Dues	N/A

Real Estate will sell at 3:00 PM



Open Houses
Sunday, June 4th, 2023, 3:30 – 4:30 PM
Thursday, June 8th, 2023, 6:00 – 7:00 PM

Or, for a private showing, please contact Mike Burkhart @ 620-430-2000
Please allow for 24-hour notice when scheduling a private showing

FURNITURE

Several matching pieces of furniture including a 9 drawer dresser, (2) tall 5 drawer dressers, side table w/ drawer and cabinet doors, 2 matching side tables; Large cedar chest; Vintage 7 drawer desk; Sentry 1170 keyed safe; Protectall combination mini safe; (2) Full size beds; 5 shelf bookcase; Iron glass top table w/ 4 padded chairs; Catnapper Powerlift brown upholstered electric lift chair; Upholstered brown couch – like new; (2) maple end tables; Rocking chair; 2 Tiered maple end table; Upholstered swivel rocker chair; Curved upholstered sectional couch

ANTIQUES

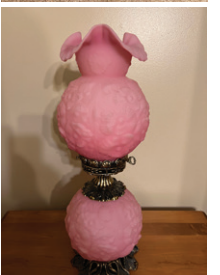
International Sterling silver silverware set in the "Prelude" pattern, 12-15 place setting; Frosted pink Fenton glass including (2) lamps, pitchers, vases, baskets, and other assorted pieces; Opalescent bubble pink Fenton items; Frosted light green Fenton items; Fenton hand painted lamps; a 12 place set of American Fostoria dishes including water glasses, coffee cups, tea pitcher, large dinner plates, salad plates, dessert plates, candle sticks and large servers; Pink and green depression serving plate and candy dishes, etc.; Some Franciscan Desert Rose plates

MISCELLANEOUS ITEMS

Jewelry - Various Smithsonian jewelry gold, silver, and various costume jewelry pieces, 3 rings 1 -14kt amethyst ring, 2 - 10kt amethysts, scrap 14kt to 10kt and diamond in bag, (5) gold filled cameos, 10kt gold cameo with chain; 14kt electroplated cross necklace; several pieces of sterling silver; native american turquoise bracelets; Zuni sterling silver bracelet; amethyst beaded necklace; some designer jewelry; 14kt pearl necklace; (1) 14kt gold chain; brooches and more. Coins - (2) \$10 gold coins in 14 kt pendant, (1) 14kt gold tie tack, 4 Kennedy half dollars, (2) 1964, (1) 1989, (1) 1990; (2) 3 penny collection 1968-1969; (4) Eisenhower 1972 dollar coins; (4) Susan B. Anthony 1979 dollar coins; 1964 coin collection - 1 half dollar, 1 quarter, 1 dime, 1 nickel, 1 penny; (20) \$1 1952 Silver Certificates; (6) 1963 \$1 bills, maybe uncirculated?; (2) 1963 consecutive \$1 bills; (2) 1935 Consecutive \$1 bills; (5) 1935 \$2 bills; (2) 1928 \$2 bills; 21" Husky push mower w/ bagger; (3) Sharp adding machines; Assorted office supplies including folders, pens, adding machine paper; zipper bags and lots more; Sewing supplies; Misc. holiday and birthday cards; Several file boxes; Hair scarves; Costume jewelry; (4-5) Bibles; Assorted purses & bags including leather and cowhide bags; Key wallets; Adult folding walker; (3) canes; Omron blood pressure monitor; Pillows; Men's wallets; Leather gloves; Suitcases; Women's handkerchiefs; Elgin women's watch; Orvis men's watch; Winter gloves; Winter scarves; Several scoop shovels; Several flower pots

HOUSEHOLD ITEMS

SS Kenmore side by side refrigerator; SS Kenmore microwave; GE top loading washer and front loading dryer – like new; Sanyo flat screen TV; Hitachi big screen TV; Seth Thomas mantel clock; (2) Danberry Mint "Puppy love" décor; Godinger crystal legends clock; Misc. bookends; Lots of wall hanging art; Assorted bedding including throw blankets and comforters; Bed sheets; Bath towels; Lots of alarm clocks; Heritage lace doilies; Table clothes; Wooden décor box; Bissel Feather Weight vacuum; Hoover WindTunnel vacuum; Lots of misc. kitchen utensils; Toaster; Several baking sheets; Pots & pans w/ lids; Salt & pepper shakers; Misc. Tupperware; Dormeyer Meal Maker mixer w/ original bowls; Coffee machine; Griddle/Waffle maker; Metal mixing bowls; Carnation Malted milk dish w/ lid; Coca Cola toothpick holder; Several pitchers; Syrup dispenser; Set of Corelle by Corning dishes; CorningWare baking dishes; Several handheld mirrors; Loaf pans of all sizes; Rolling pins; Cast iron Hammercraft cookware – 3 assorted sizes; Lots of cookbooks; Misc. décor items; (2) Glass chimneys for oil lamps; Metal stage coach money bank; Ceramic sugar bowl, cream & jam set; Mikasa candle holders; Rubens 1968 teapot; Atom Pop stove top popcorn popper; Pewter server & relish; Silver plated trays; Table mats & linens; (2) Polished nickel modern lamps; (2) Wrought iron lawn chairs; Magazine rack; Werner aluminum extension ladder; Some hand tools including screwdrivers, hammers, pliers, etc.; Floor lamp; Gardening gloves; 2 Wheel dolly; Outdoor rug, like new; Lots of puzzles & kid games; Some Christmas decor. **Much, much more not listed.**



SELLER: Betty McConnaughey Estate

For a printable sale bill, and over 100 color photos and more information

visit www.soldbyburkhart.com

Mike Burkhart, Broker/Auctioneer
at 620-430-2000

