# AUCTION

**Saturday, March 21, 2026 ——— 9AM**

## Auction Location: 343 S. Chestnut, Howard, KS 67349

# Real Estate & Personal Property of Kevin & Melinda Mitchell

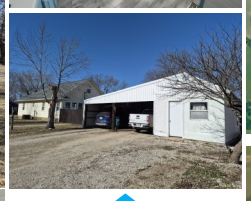
## BID LIVE OR ONLINE REAL ESTATE ONLY ——— House & Neighboring Lots | Selling approx. at Noon

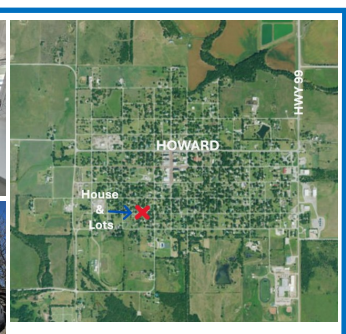
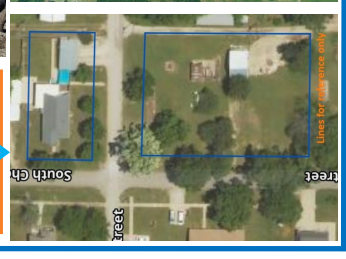
Located in a quiet small-town community, this well-maintained 1.5-story home offers 3 bedrooms and 2 bathrooms with thoughtful updates throughout. The inviting kitchen features a bar area overlooking the backyard, while the charming front porch and spacious back porch provide great spaces to relax or entertain. The home includes siding, soffits, trim, and windows — all with lifetime transferable warranties — plus a fully fenced backyard, two-car carport with attached tool shed, and a partial basement with outside entry for storage or workshop space. ***Separately offered are neighboring lots totaling eight combined lots selling as one parcel.*** The property includes two water meters and one electric meter already in place, along with a shed, garage, and raised garden area. With space, flexibility, and future potential for expansion or investment, this property offers a great opportunity in a peaceful small-town setting. An opportunity to purchase the home, the neighboring lots, or both — don't miss out!

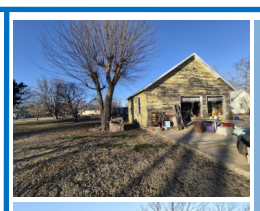
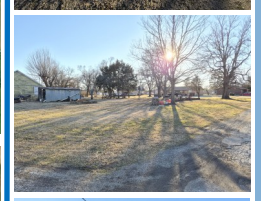
**HOUSE LEGAL DESCRIPTION:** BLOCK 119 , Lot Block Info 211,213,215 SECTION 01 TOWNSHIP 30 RANGE 10E, HOWARD ORIGINAL CITY
**LOT PARCELS LEGAL DESCRIPTION:** BLOCK 134 , LOTS 217, 219, 221 & 223 SECTION 01 TOWNSHIP 30 RANGE 10E, HOWARD ORIGINAL CITY;
BLOCK 134 , LOTS 225, 227, 229 & 231 SECTION 01 TOWNSHIP 30 RANGE 10E, HOWARD ORIGINAL CITY

Scan To Bid

**Download the SunGroup App to Bid Online OR visit: www.SunGroupRealEstate.BidWrangler.com**

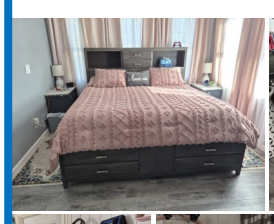
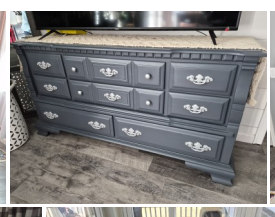


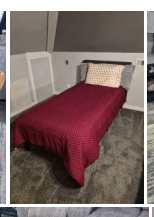




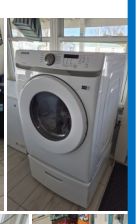
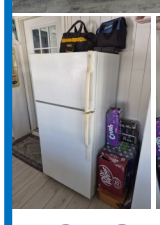
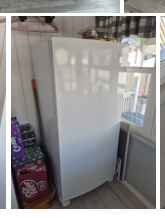



**Real Estate Terms:** Bidding will be by the total price. The successful bidder will be required to sign a purchase contract and deposit $5,000.00 earnest money for the house and $2,500.00 earnest money for the neighboring lots at the conclusion of the auction. Balance of purchase price will be due upon title approval and closing. Title Insurance and Closing Fee will be divided evenly between Seller & Buyer. Property is not selling subject to financing or appraised value. This property is selling AS IS, WHERE IS, with all faults, and without any warranties or guarantees of any kind. Buyer should rely on their own information, judgement, and inspection of the property & public records. Property is selling subject to easements, rights-of-way, roadways, & restrictions of record, if any. Announcements day of auction shall take precedence over any printed material or prior information. Bidding is open now and will join the live auction March 21, 2026 at 12pm. Selling subject to Seller Confirmation. Closing will be on or before April 21, 2026. Open House will be March 3, 2026---4PM-6PM.

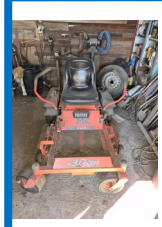
## Personal Property will begin at 9AM with a break at approximately noon to sell House & Lots

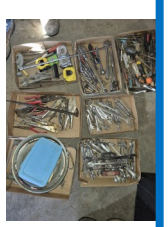





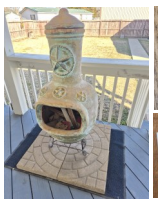




**HOUSEHOLD** ▪ King, Queen, Twin Beds ▪ Dressers ▪ Chest of Drawers ▪ Nightstands ▪ End Tables ▪ Sectional Sofa ▪ Dining Table w/10 Chairs & Leaf ▪ Samsung Washer & Dryer ▪ Upright Whirlpool Deep Freezer ▪ GE Refrigerator ▪ GE Chest Freezer ▪ Area Rugs/Runners ▪ Dishware ▪ Bedding/Sheets ▪ Vizio Surround Sound System ▪ Storage Cabinet ▪ Bar Stools





**SHOP ▪ TOOLS** ▪ Bad Boy MZ 725cc 42" Deck Zero Turn Mower ▪ 6.5'x12' Trailer ▪ 5'x8' Trailer ▪ 1990 Yamaha XT 600cc Dual Sport Bike ▪ Stihl Chainsaw ▪ Air Impact Wrench ▪ Truck Bed Toolbox ▪ Air Compressor ▪ Air Nailer ▪ Bench Grinder ▪ Stihl Leaf Blower ▪ Stihl Weed eater ▪ Push Mower ▪ Zoeller Sump Pump ▪ Bench Vice ▪ Propane Bottles ▪ Ladders ▪ Trimmer/Mower ▪ Rototiller ▪ Air Bubbles ▪ Chop Saw ▪ Space Heater ▪ Ext. Cords ▪ Bottle Jacks ▪ Flood Lights ▪ Yard Tools ▪ Gas Cans ▪ Circular Saw ▪ Router ▪ Sander ▪ Wheel Barrel ▪ Hand Tools ▪ LOTS MORE



**ANTIQUES ▪ MISC.** ▪ Blackstone Griddle ▪ Picnic Table ▪ Western Knives ▪ Chiminea ▪ Pavers ▪ Birdbath ▪ Turkey Fryer ▪ Coleman Camp Stove ▪ Milk Cans ▪ Minnow Buckets ▪ Golf Clubs ▪ Oil Lamps ▪ Wooden Snow Sled ▪ Ash Tray ▪ Comic Books ▪ Hohner Mini Harmonica ▪ Cast Iron Skillets ▪ Lawn Chairs ▪ Canopy ▪ Pepsi Thermometer ▪ Onyx Marble Carvings ▪ Aqua Blue Ball Glassware Set ▪ Playskool Wooden Wagon Toy ▪ Faux Coral Necklace/Earrings ▪ Tackle Boxes ▪ Owl Hobnail S/P Shakers ▪ Adult & Kids Water Skis ▪ Life Jackets ▪ Elec. Skillet ▪ LOTS

**Terms of the Personal Property:** No Buyers Premium, Not Responsible for Accidents, All Sales Are Final, Buy As Is Where Is. PAYMENT Accepted Cash, Check, & Cards. An additional 4% will be added for all card transactions. Announcements day of auction shall take precedence over any printed material or prior information.

**Jared Lewis**
**316.251.1592**
Auctioneer

**Gene Walter**
Auctioneer

SunGroup
Real Estate Sales, Appraisals & Auctions
www.SunGroupRealEstate.com

For More Pictures

**Keith Beaumont**
**316.680.5131**
Auctioneer/Realtor

**For More Pictures visit: Keith Beaumont, Realtor/Auctioneer– Sungroup Inc.**