

ABSOLUTE, NO MINIMUM, NO RESERVE REAL ESTATE AUCTION

For the Lewis L. "Roy" Drullinger Estate Troy Sporer - Executor

AUCTION DATE: SATURDAY, MAY 23, 2026 ~ 10:00 a.m.

WATCH FOR

SIGNS

Each Property will be Auctioned at The Location of Each Tract Starting with Tract 1 and all properties will be sold "AS Is - WHERE Is"!

TRACT 1 – 1006 and 1018 Elevator Road, Woodston, KS

This tract is the location of Roy's home and outbuildings along with the salvage home to east edge of this property and vacant lots to the west.



LEGAL DESCRIPTION: All of Lots One (1) through Sixteen (16) AND all of Lots Seventeen (17) through Thirty-six (36) all in Block One (1)

AND all of Lots One (1) through Twenty-four (24) in Block Two (2) all in the Original Townsite of the City of Woodston, Rooks County, Kansas



TRACT 2 –
503 Elm Street &
202 Main Street,
Woodston, KS
Located on this
tract is 25' X
35' X 12' Metal
Building,



Fully Insulated and Full Concrete Floor. Also included is a salvage house just to the north of the building and the salvage house located at 202 Main.

LEGAL DESCRIPTION: All of Lots One (1), Three (3), Five (5), Seven (7), Nine (9), Eleven (11), Thirteen (13) and Fifteen (15) in Block Thirty-two (32) AND Lots Twenty-two (22) and Twenty-four (24) in Block Fourteen (14), all in the Original Townsite of the City of Woodston, Rooks County, Kansas

TRACT 3 – 307 Penn Street, Woodston, KS

Located on this tract is a salvage home, vacant lots to the east and a .04 acre triangle shaped tract just on the east side of Spruce Street

LEGAL DESCRIPTION: All of Lots 11, 13 and 15 of Block 36, AND A Tract in Lot 9 of Block 36, Beginning at the Northwest Corner of said Lot 9, thence East 9 feet and 9 inches, thence running southward parallel to the street to a point 2 feet East of the



Southwest Corner of said Lot 9, thence Westward 2 feet to the Southwest Corner of said Lot 9, thence North along the West line of said Lot 9 to the place of beginning, ALL BEING IN THE CITY OF WOODSTON, KANSAS. and A Tract of Land in the West 33 Feet of Spruce Street Between Blocks 36 and 37 of the Original Townsite of the City of Woodston, Kansas, Beginning at a point 1 99,67 feet East and 32.84 feet North of the Southwest Corner of Section 10, Township 7 South, Range 16 West of the Sixth P.M.; thence North 5 degrees 41 minutes 45 seconds West 90,08 feet along the center line of Spruce Street; thence South 13 degrees 18 minutes 40 seconds West 94.16 feet; thence East 30.81 feet to the point of beginning, containing 0.03 acres, more or less. and A Tract of Land in Lot 3 and the East 14.5 Feet of Lot 5 in Block 36 of the Original Townsite of the City of Woodston, Kansas, Beginning at the Northwest Corner of the East 14,5 feet of said Lot 5; thence North 84 degrees 18 minutes 15 second East 36.55 feet; thence South 13 degrees 18 minutes 40 seconds West 111.66 feet; thence North 5 degrees 41 minutes 45 seconds West 105.51 feet to the point of beginning, containing 0.04 acres, more or less

TAXES: Sellers have paid all the 2025 taxes. The 2026 and subsequent years taxes shall be the responsibility of the buyer. 2025 Taxes were: Tract 1-\$845.74, Tract 2-\$281.36 & Tract 3-\$127.16

TERMS: Payment in full day of the sale payable to the Lewis L. Drullinger Estate. Sellers will furnish to the Buyer(s) a Quit Claim Deed immediately after Buyers' check clears the bank. Buyer will be responsible for recording said quit claim deeds. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Buyers must make finance arrangements, if needed, prior to the auction.

POSSESSION: Immediate upon delivery of Quit Claim Deed

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