

## **AUSTIN COUNTY COUNTRY STORE AND POST OFFICE BUILDING**

**KENNEY, TEXAS 77452**

**The community of Kenney was established in 1880's when the Santa Fe Railroad and Post Office were placed in the community.**

**The community was originally named Thompson after its first Post Master in the community, later in 1884 renamed to Kenneyville and finally in 1892 officially becoming Kenney, Texas.**

**In, 1987 the current owner Emmitt Knuppel, purchased the Old Country Store and was restored in 1995 to its present condition.**

**All Electrical re-wired and new Plumbing also installed at that time.**

**The exterior of the building; wrapped in a new metal and the interior walls were re-studded with 2X4's and new installation was placed within the walls of the building.**

**The Country Store and Post Office remained active from 1880 to 1983. The original Post Office boxes still remain in the Old Country Store.**

**The combined property sites of the Post Office Building and Country Store consist of (6) lots.**

**The Country Store building has 6,500 square feet plus another 550 square feet of covered porches.**

**The Post Office building is 800 square feet.**

**The total property site is 150 ft. front and 100ft. in depth.**

**In 1983, the current Post Office moved to its present location that was built as a one room bank building in 1912.**

**Currently, a 10 year Postal Agreement lease, will be effective**

**February 1<sup>st</sup>, 2018.**

**This will be transferable lease, with the sale agreement of the Post Office Building, to the new owner.**

**Lease, will be favorable to the new owner-landlord.**

**A copy of the lease will be available for prospective buyers.**

**Lease will be effective from February 1<sup>st</sup>, 2018-2028.**

**During the first 5 years of lease it will generate a yearly income of \$6,800.00.**

**The remaining 5 years of lease it will generate a yearly income of \$ 7,480.00.**

**Total income from Post Office rental agreement lease will generate \$71,400.00**

**In a 10 year lease period.**

**The new owner-landlord limited maintenance required on the building;**

**Also, a reimbursement of your paid property taxes associated with the**

**Post Office building will be refunded back to you each year.**

**Plus a 30ftx20ft storage unit with wood floor;**

**This unit can be divided into (2)10ftX30ft with individual**

**6ft. wide walk in doors.**

**The present owner Emmitt Knuppel, would like to rent storage building back for 4 to 6 months.**

**This Auction will be the remainder of the contents of the country store building which was built in the 1800's.**

**Plus, personal collection of the country store items collected over the past 25 years.**

**Including, Church pews, unique furniture pieces, and oil sign collections.**

**Auction People, will be talking about this spectacular auction collection for years to come.**