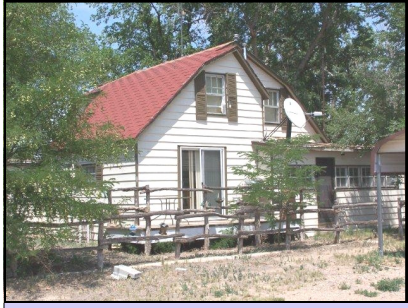


RESIDENTIAL REAL ESTATE ON 4.28 ACRES - OUTBUILDINGS ANTIQUE TRACTORS - SHOP TOOLS LIVESTOCK EQUIPMENT - SEMI TRUCK AND TRAILERS - HOUSEHOLD



AUCTION



Saturday, August 24, 2013

Personal property at 9:00 A.M.

Real Estate at 1:00 P.M.

LOCATION: From Holly, CO 1 ½ miles east on Hwy 50 located on south side of the Highway. *Signs will be posted.*

OPEN HOUSE: AUGUST 7, 2013
from 5:00 TO 7:00 P.M.

REAL ESTATE

LEGAL DESCRIPTION: The property is described by a metes and bounds description located in the 1st SUB in the NE ¼ Section 13, Township 23, Range 42 West of the 6th P.M., County of Prowers, State of Colorado.

SQUARE FOOTAGE: Base area: 1,390; ½ story 734

LOT SIZE: 4.28 Acres

GENERAL INFORMATION: 2 bedrooms down, 2 bedrooms upstairs, living room, kitchen with Crosley gas range and Crosley refrigerator and Whirlpool dishwasher, dining room, office area, full bath, patio deck, 2 wall heaters, wood burning stove, refrigerated wall cooler and heater, Metal car port, LP tank, 2 car garage w/shop area w/ concrete floor and 110 and 220 electricity, barn w/stalls and corral system including tack room and milking stations, cone bottom metal bin, 2 automatic waters, concrete bunks, metal granary, 1,176 square foot metal barn partially enclosed, 384 square foot building, metal granary, Holly Electricity, septic system,

TERMS FOR THE REAL ESTATE: 10% down the day of the auction and the balance at closing in certified funds on or before September 24, 2013. The Sellers reserve the right to accept or reject the final bid.

TAXES: \$ 716.20

CONTRACT: Immediately following the auction, the successful bidder will enter into and sign a Colorado standard and approved form Contract to Buy and Sell Real Estate (all types).

EVIDENCE OF TITLE: The Seller's will provide the Buyers a title insurance policy in the amount of the purchase price.

AGENCY: Farmer-Stockman Realty and Auction, LLP and it's agents are transaction brokers.

SURVEY: Any survey of the property will be at the option and expense of the Buyer's, however, the results of said survey will not create a contingency.

POSSESSION: At closing and delivery of the deed.

SEMI TRUCK AND TRAILERS – FOUR WHEEL TRAILERS- PICKUPS-CAR

1999 Kenworth semi truck, 3406Cat diesel, 13 spd, sleeper. Freuhauf semi flat trailer, 53 ft, damaged. 1990 and 1994 Tempte super hopper semi grain trailers, 96 in wide, 42 ft long, 78 in sides. 1977 Ashdown drop deck semi trailer, 96 in wide, 53 ft long. 1981 Ranco belly dump semi trailer, 96 in wide, 40 ft long, twin gates. IHC tandem axle trailer w/hoist. Hale 16 ft open top stock trailer, tandem axle, center gate. Mid West 4 wheel trailer, 7 ½ ft X 14 ft. 16 ft flat trailer, tandem axle w/rails. 4 Wheel trailer 8 ft X 14 ft. 1983 Chev pickup, ½ ton, auto, 6.2 diesel. 1970 Chev pickup, 1 ton, V-8, 4 speed, utility box. 1994 Chev pickup, ½ ton, extended cab, 6.5 diesel, auto. 1991 Chev pickup, ½ ton, V-8, auto. 1980 OLDS 98, 4 dr sedan, diesel, AC, Elec windows, full power, showing 16,931 miles.

ANTIQUÉ TRACTORS

J.D. LA tractor, 2 cyl gas, w/ lift. J.D. 50 tractor, 2 cyl gas, 540 PTO, 3 pt. J.D. 420 tractor, 2 cyl gas, elec start, 3 pt, 540 PTO. IHC Model C tractor, 4 cyl gas, elec start, 3 pt, 540 PTO.

TRENCHER – RIDING MOWERS – FARM IMPLEMENTS – LIVESTOCK EQUIPMENT

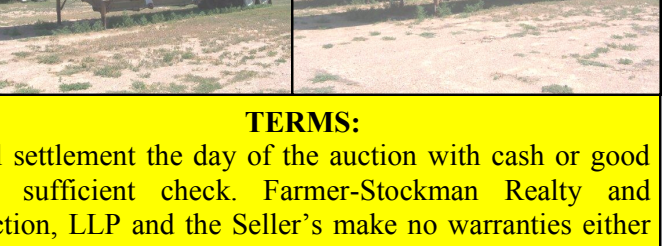
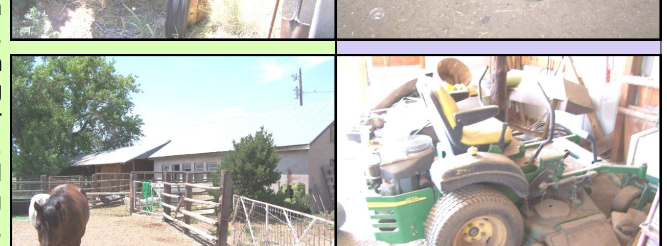
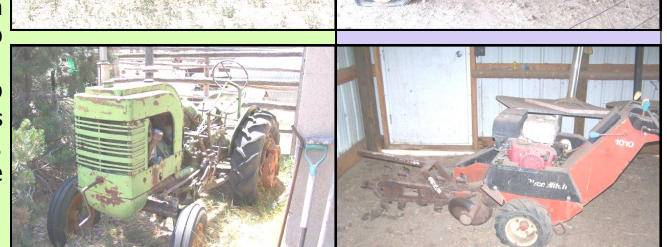
Ditch Witch 1010 trencher w/Honda gas engine. J.D. 717A commercial riding mower, hydrostat, 48 in. J.D. riding mower w/Kohler gas engine, needs repair. Honda 200M 3 wheeler. OMC roll baler, 540 PTO, hyds. Model D post hole digger. Rotary mower, 5 ft, 3 pt. 3 pt post hole digger, 540 PTO. Auto Port-A-Mister. 3 pt Bale prong. 8 ft 3 pt blade. 3 pt scoop. Metal calf creep feeder. Wire panels. 6 round metal hog feeders. 8 metal port-a-hut hog houses. 2 metal feed bunks.

SHOP EQUIPMENT – MISC.

Campbell stationary air compressor, 6.5 HP, 220 volt. Century 250-295 amp, AC-DC welder. 3/8 in drive air impacts and drills. ¾ in and ½ in elec drill. ½ in elec impact. ½ in air impact. 3/8 in, ½ in, ¾ in drive sockets. Extensions. Elec Skil saw. Milwaukee chop saw. Small elec band saw. Elec and gas chain saws. Pipe threader. Bottle cart. 5 HP gas weed eater. Handy Man and hyd jacks. Floor jack. Air bottle. Shop light. Clamps. Hammers. End wrenches. Hand elec grinder. Metal work tables. Rolling tool box. Pickup combination tool box and fuel tank. Come-a-longs. Ratchet straps. Air grease gun. Gear oil pump. Shop fan. Files. Bars. 3.5 HP gas post hole digger. Welding rod. Small tool boxes. Nuts. Bolts. Air horns. Tokheim island gas pump. Metal tire rack. Corrugated tin. Truck springs and fenders. Other truck parts. Truck wheels. 11R 24.5 truck tires. Aluminum extension ladders. Scrap and useable iron. Wire cages. Trailer axles. Semi hay tarp. Two wheel cart.

ANTIQUES – HOUSEHOLD

Horse drawn 2 wheel cart w/harness. Steel wheel wagon running gear. Steel tractor wheels. Horse drawn plow. Horse drawn harrow. Horse collars and hames. Implement seats. Snow sled. Western art pictures. Leather Indian picture. Indian ceramic statue. Indian sand paintings. Dream catchers. Antique armoire w/mirror. Singer elec sewing machine in cabinet. Miniature buggy. Wooden ox yoke. Metal bowl w/lid. Dolls. Round kitchen table w/4 oak chairs. Microwave stand. 2 glass front china cabinets. Drop leaf dining room table w/4 chairs. Motorola collectible TV. Marble tiered stand. 2 redwood tables. 3 Rocker recliners. Large gold framed mirror. Wall pendulum clock. Floor lamps. White kitchen cabinet. End tables. Wooden storage cabinet. Chest of drawers. Queen sized bed. Matching dresser and chest of drawers. Full sized bed. 3 Day beds. Combination mirrored wash stand/pitcher. Rolling exerciser. Kenmore auto dryer. Crosley small deep freeze. Little guy infra red LP grill. Smoker. Elec heaters. 6 ft picnic table. Swivel office chair. Letter size file cabinet. Wooden office desk. Small combination safe. Book shelf. Portable color TV. Entertainment center. Office supplies. Sharp microwave. Small kitchen appliances. Dishes. Cookware. Kitchen utensils. Approx 15 bar tables. Approx 50 chairs.



SELLER: Marvin and Val Bender Estates

AUCTION CONDUCTED BY:



**FARMER-STOCKMAN
REALTY & AUCTION, LLP**

Under all is land, our professionals will lend you a hand.

Post Office Box 312 - Lamar, Colorado
Phone (719) 336-2675

FARMS - RANCHES - RESIDENTIAL

Larry J. Lusher, Real Estate Broker & Colorado Champion Auctioneer
Susan A. Lusher, Associate Real Estate Broker

Licensed Real Estate Brokers in Colorado and Kansas

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Please visit our web site at www.farmer-stockman.com or call for complete brochure.



TERMS:

Full settlement the day of the auction with cash or good and sufficient check. Farmer-Stockman Realty and Auction, LLP and the Seller's make no warranties either expressed or implied. Announcements at the auction shall take precedence.