

HOME WITH 6 ACRES

MOBILE HOME - BACKHOE

SHOT GUN - JEEP - HOUSEHOLD

LAND AUCTION



Saturday, August 25, 2012 at 11:00 A.M. Personal property

LOCATION: From McClave, CO 1 1/2 miles south on Hwy 196, corner of Hwy 50 and 196. Signs will be posted.

1:00 P.M. Real Estate

REFRESHMENTS WILL BE AVAILABLE

REAL ESTATE OPEN HOUSE: August 15, 2012 5:00 TO 7:00 P.M.

LEGAL DESCRIPTION: A tract containing 6 acres more or less more particularly described in a metes and bounds description located in Section 24, Township 22S, Range 49 W. of the 6th P.M., Bent County, Colorado

IMPROVEMENTS: 2,052 sq ft home, 3 bedroom, 2 full baths, walk in closets, laundry room, dining room, family room, open floor plan, French doors, Heritage shingles, forced air heat, AC, Frigidaire refrigerator, Frigidaire gas range, Frigidaire dish washer. 1997 Liberty 14 X 70 ft mobile home, would make an excellent rental. 2 car garage w/ 2 overhead doors, one walk through door, concrete floor, 110-220 V electricity, 20 trailer hook ups w/sewer and electricity. Has pool and pool house. 2 - 500 gallon LP tanks, 125 gallon LP tank.

TOTAL TAXES: \$ 1,108.22

TERMS FOR REAL ESTATE: 10% down the day of the auction with the balance in certified funds at closing on or before September 25, 2012.

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.

BROKERS NOTE: With the exception of the warranties of title, the sellers or Farmer-Stockman Realty and Auction, LLP make no warranties either expressed or implied. The Buyers are responsible for their own inspections and using due diligence concerning facts about the property. Property is sold subject to all easements, rights of ways and restrictions. All boundaries and acreages are considered to be approximate. Sellers reserve the right to accept or reject the final bid.



BACKHOE - RIDING MOWER - JEEP

John Deere 2000 series backhoe w/front loader, 4 cy diesel, std trans, hyd stabilizer. 1980 CJ5 Jeep, 4X4, 256 - 6 cyl, 5 spd, lock outs. Craftsman riding lawn mower, Kohler 20 HP motor, 42 in cut, hydro auto. Shuttle 3 wheel scooter, battery operated.

BROWNING SHOT GUN - COMMERCIAL POP CORN POPPER - HOUSEHOLD - SHOP TOOLS

Browning 12 gauge shot gun, Model 2000, 3 inch, semi auto, vent rib, Belgium made. Commercial pop corn popping machine, large capacity. Dining room table w/4 chairs. Swivel office chair. Swivel rocker. 2 dressers w/round mirrors. Metal framed table. Wooden storage cabinet. Round wooden table w/glass top. 4 drawer letter sized file cabinet. Double reclining divan. Metal shelving. Wooden framed mirror. Small metal and wooden desks. Metal commercial store shelving. Commercial 24 gun cabinet. Commercial ammo cabinet. Stark piano w/stool. 2 Wooden storage cabinets. Commercial sized ping pong table. Portable dish washer. Frigidaire refrigerator. Kelvinator upright freezer. Small refrigerator, LP, battery or electric. LP convection heater. Roof mount AC. Kenmore 15 cu ft chest type freezer. 110 volt window AC. Magic Chef HD dryer. Kenmore commercial coin operated washer. Lowery elec organ, small. Stereo and speaker systems. Portable sewing machine. Brother portable sewing machine. Emerson microwave. Sharp commercial microwave. Kirby G4 vacuum w/attachments. Electric pizza oven. Small kitchen appliances. Coors, Budweiser and Miller neon and other signs. Small child's saddle. 2 security systems. New mini blinds. Lots of fishing lures and hooks. Ski rope. Small tool boxes. Vetech cordless phone system. Lots of dishes and novelties. 12 string elec guitar. Floor and table lamps. Glass chess set. Glass bells. Juice extractor. Tapestry. S & P shakers. Musical jewelry boxes. Horse shoe sets. Colorado souvenir items. New pool cleaning hose.

SHOP TOOLS - COLLECTIBLES

Battery chargers. Elec Skil saws. Cord and cordless drills. 3 Elec airless paint guns. Soldering irons. 2 pumps w/gas motors. Chain rack w/assorted chain and hooks.. concrete tools. Transmission jack. 9 in table saw. Pipe wrenches, Crescent wrenches. Saws. Pipe threader kit. Ground rods. Elec cord. Drop lights. 115 volt welder, 30 to 110 amp. Air impact wrenches. Lawn and garden tools. Hand tools. Shop light on stand. 2 wheel bench grinder. 50 pound boxes of staples and nails. Nuts and bolts. Steel lug tractor wheels. 3 point Fresno. Air tight fireplace insert. Set of steel rafters. Antique single trees. Christmas lights and items. Large quantity of electrical parts. Plumbing parts.

SELLER: Bob and Patty Boyer

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.



AUCTION CONDUCTED BY . . .



FARMER-STOCKMAN REALTY & AUCTION, LLP

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

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Phone (719) 336-2675



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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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