

HOME - ANTIQUES - KILNS - HOUSEHOLD

LAND AUCTION

**Saturday, May 11, 2013 Personal property at 11:00 A.M.
Real Estate at 1:00 P.M.**

LOCATION: 120 Willow Valley Drive, Lamar, CO *Signs will be posted.*

LEGAL DESCRIPTION: Lot 20 ex E 14 ft, Block 1, Willow Valley Drive, Prowers County, Colorado
GENERAL INFORMATION: 1,944 sq ft base area; 3 bedroom, 1 ¼ bath, open floor plan with living room, gas fireplace w/remote, built in glass front cabinet w/storage, kitchen has Maytag 23.9 cu ft refrigerator, garbage disposal, island w/stove top 4 burner range, Maytag dishwasher, Maytag built-in oven, Whirlpool microwave, sunroom dining area w/ceiling fan; utility room w/cabinets; bedrooms have mirrored closet doors, ceiling fans; master bedroom has full bath w/garden tub, walk-in closet; crawl space in master closet; vent fans in attic; security alarm system, sprinkler system in front and back yard; 622 sq ft garage w/ 2 overhead doors, 1 w/opener, walk-out door to back yard, water heater and softener in closet, built-in cabinets, built-in sink w/work area, very nice landscaped yard, fenced back yard.

BUILT IN: 1996

BROKER'S NOTE: Farmer-Stockman Realty and Auction, LLP nor the seller make any warranties either expressed or implied. The property is sold in its present and as-is condition. Each bidder is responsible for their own inspections. The Seller will reserve the right to accept or reject the final offer.

TERMS FOR THE REAL ESTATE: 10% down the day of the auction and the balance at closing in certified funds on or before May 28, 2013.

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.



FURNITURE - APPLIANCES - KILNS

3 Pc china cabinet, curved front, lighted, glass shelves, brass pulls. 2 door china cabinet w/leaded inlaid glass, back mirror, lighted. Walnut china cabinet, lighted. Kimball upright piano, scrolled front, bench. Green double recliner/couch. Hammond electric organ w/tape player, stool. 2 rose colored twin chairs. Glass top parlor set w/4 chairs. Ice cream parlor chair. White wicker full sized bed, with matching chest of drawers, chair, end table, dresser, room divider and chest. White wicker computer table, file cabinet plant stand and end table w/glass top. King sized bed. Wicker shelf/stand. Fainting chair. Wooden stools. Oak table. Card tables. Elephant pedestal table. 4 bar stools. Wooden book shelf. Wooden cabinet. White cane bottom rocker. Full sized bed. Small inventory cabinet. Round end table. Matching coffee table and 2 end tables w/glass top. Tulip floor and matching table lamps. Aluminum easel. Wrought iron patio furniture. Epson printer. Sony 46 in. flat screen TV w/ remote. Sharp DVD player. Maytag automatic washer and dryer. Book case. Sanyo portable TV. Bl9onde dresser. Oak oval framed mirror. 8 sided ceramic kiln, 220 volt. Paragon series X kiln, 110 volt. 2 - 2 drawer letter sized file cabinets.



COLLECTIBLES - ANTIQUES - MISC. ITEMS

Gold trimmed vase and bowl set. Glass bells. Figurines. Novelties. Salt and pepper shakers. Gold trimmed pitcher and goblet set. Ruby red goblets. Area rugs. Lace dollies. Bird collection. Miniature coal oil lamps. Holland plates. Picture frames. Nativity scene figurines. Lone wolf picture. Old medical books. Hurricane table lamps. Art and paint supplies and books. Flower baskets. Christmas items. Hand painted plates, vases, cups and saucers, large glass pitcher. Hobb nail dishes. Carnival glass. Milk glass. Green, blue, white and amber dishes. Glass basket collection. Disney mini bell collection. Cook books. Princess collectable plate. Tea sets. Cut glass pitchers and bowls. Hand painted soup tureen. Chrystal candle holders. Howard Miller clock. Miniature coach and train set. Roseville vase. Candy dishes. Pitchers and creamers. White lace umbrella. Other umbrellas. Brass hall tree. Religious books. Stain glass butterfly. Magnavox turn table and stereo set. Mixing bowls. Cake plates. Long stemmed flower print glasses. Many Clip and pierced earrings, necklaces, scarves. Purses and belts. Jewelry boxes. Hand fans. Several oil paintings by Lea Davis. Afghans. LP albums. Collection of Lenox: reindeer, polar bear, lions, horses. Small kitchen appliances. Copper bottom Opans. Cast skillets. Utensils. Towels. Office supplies. Electric Skil saw. Electric heaters. 3 Childs car seats. Shop vac. Lawn spreader. Garden hose and reels. Lawn chairs. Patio umbrellas. Toro elec lawn blower. Forks. Rakes. Shovels. Hand tools. Cabinet clamps. 6 ft aluminum step ladder.

TERMS FOR PERSONAL PROPERTY: 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.



OPEN HOUSE: April 23, 2013 from 5:00 to 7:00 P.M.

SELLER: Lois Lea Davis by Gayla Butler, attorney in fact

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 81052

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



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

