

RESIDENTIAL REAL ESTATE - HOUSEHOLD



AUCTION

Saturday, August 28, 2010

Personal property at 1:00 P.M

Real Estate at 2:00 P.M.

LOCATION: 804 Rittgers Street, Eads, Colorado.



LEGAL DESCRIPTION: Lot 7, Block 9, Scroggins Height Addition, Kiowa County, Colorado

SQUARE FOOTAGE: Base area 1,280

YEAR BUILT: 1996 - 16 X 80 mobile home, title purged and taxed as a residence

LOT SIZE: 70' X 140'

TAXES: \$209.14 prorated to the date of closing.

POSSESSION: at closing

GENERAL INFORMATION: 3 bedroom, 2 full baths, Magic Chef gas range, Magic Chef dish washer, ceiling fans, Reverse osmosis water system, walk-in closets, very neat and clean, CA, GFA, SS, 14' X 24' detached garage, car port, deck on south side entrance, very well maintained.

AGENCY: Farmer-Stockman Realty and Auction LLP and its agents are transaction brokers.

EVIDENCE OF TITLE: The sellers will provide the buyer(s) title insurance in the amount of the purchase price.

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

SURVEY: Any survey of the property will be at the option and expense of the buyer(s). However, the results of the said survey will not create a contingency.

BROKERS NOTE: The sellers and Farmer-Stockman Realty and Auction LLP make no warranties either expressed or implied. Property is sold in its as-is and present condition. All boundaries, acreages, surface and minerals are considered to be approximate. Each bidder is responsible for their own inspections and using due diligence concerning facts about the property. The property is sold subject to all easements, rights of ways, restrictions and leases, if any. Sellers shall have the right to accept or reject the final bids. Announcements at the auction shall take precedence. Farmer-Stockman Realty and Auction LLP advises the use of legal and or tax council.

TERMS ON REAL ESTATE: 10% down the day of the auction with the balance at closing on or before September 28, 2010. Seller's reserve the right to accept or reject the bid.

APPLIANCES-HOUSEHOLD-RIDING MOWER-SHOP TOOLS

Magic Chef refrigerator. G.E. auto washer and dryer. Magic Chef microwave. Sony CD/cassette radio player. Phillips DVD player. Orion portable color TV. Kenmore electric sewing machine in wooden cabinet. Burgundy rocker recliner. Cloth covered divan w/recliners on both ends. Wooden entertainment center. Matching wooden and glass top coffee table and end table. Denver Bronco table lamp. Table lamps. Wooden dining room table w/4 chairs. Wooden computer desk. Cloth covered swivel office chair. 2 drawer metal filing cabinet. Small swivel office chair. Wooden book cases. Queen sized bed w/frame & head board. 6 Drawer chest of drawers. King sized bed w/frame. 3 piece, 4 drawer chest of drawers, 2 night stands, Wooden chest w/drawers. Bathroom stand. Small wooden chest. Southwest vases. Country CD's. Wall rug. Electric fans. Small kitchen appliances. Dishes. Cake plate. Glasses. Cooking pans. Pyrex dishes. Silverware. Canisters. Atomic clock. Weather vein. Cook books. Bushnell glasses. Picture frames. Wall plaques. Novelties. Clock. Dresser set. Stuffed animals. Craft items. Knitting needles. Elec soldering iron. Games. Puzzles. Ceramic chickens and rabbits. Murray 10-30 HP riding mower w/bag. Toto self propelled 6.5 HP mower w/bag. Yard machine 5 HP rototiller. Elec yard blower. Husky 220 PSI gas pressure washer. 2 HP 6 gallon portable air compressor. Ryobi small gas garden tiller. 2 gas weed eaters. Elec cord. Gas cans. Hand saw. Squares. Cabinet clamps. Small shop vac. Drop light. End wrenches. GMC 1/3 HP disc & belt sander. Craftsman 16 in scroll saw. Battery charger. Air bottle. Spray bottle. Jig saw. Palm elec sander. Tool boxes. Xtra Craftsman blades. Craftsman 12 in compound midar saw. Elec drills. Work Mate table. Elec chain saw. Wheel barrow. 4 wheel lawn buddy. Craftsman 10 in table saw. Werner 6 ft step ladder. 6 Gallon shop vac. Gas cans. Car products. Wagner elec painter. Lawn and garden tools. Lawn chairs. Picnic table w/ 2 chairs. Igloo 12V-110V cooler. Coolers.



SELLERS: Elwin and Marie Forrester

Sale conducted by...



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

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



Post Office Box 312 - Lamar, Colorado
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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.

OPEN HOUSE:
August 11, 2010
from
5 to 7 P.M.

TERMS FOR PERSONAL PROPERTY:
Full settlement day of the auction by 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.