

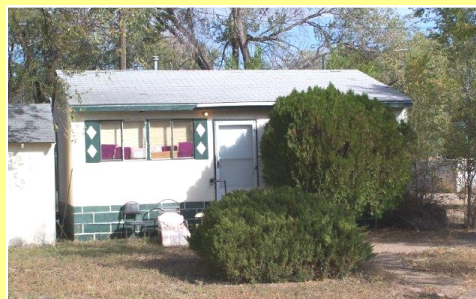
# RESIDENTIAL REAL ESTATE WITH HUD INCOME HOUSEHOLD - CAMPER TRAILER

**Saturday, November 12, 2011**  
**Personal Property at 1:00 P.M.**  
**Real Estate at 1:45 P.M.**

# AUCTION

**LOCATION OF AUCTION:** 200 North 11<sup>th</sup> Street, Lamar, CO *Signs will be posted.*

## SELLERS: Property of Alonzo Goodman



### REAL ESTATE

**LEGAL DESCRIPTION:** Lots 7 & 8, Block 12, Westside addition, County of Prowers, State of Colorado.

**SQUARE FOOTAGE:** Base area: 1,366; Unfinished base area: 186

**LOT SIZE:** 100 feet X 140 feet **BUILT IN:** 1908, EYB 1926

**GENERAL INFORMATION:** Large living room with sliding glass entry onto 504 sq ft carport, kitchen, family room/TV room, floor furnace, Laundry/utility room, storage room, 3 bedrooms, 1 bath, storage on north side of carport, several ceiling fans throughout, forced air furnace, gas fireplace, storage shed/work shop, 2 trailers for storage, salvage only.

**HUD INCOME RENTAL:**

**SQUARE FOOTAGE:** 520

**GENERAL INFORMATION:** One bedroom, one bath, living room, kitchen, window evaporated cooler, free standing heater.

**TERMS FOR THE REAL ESTATE:** 10% down the day of the auction and the balance at closing in certified funds on or before December 1, 2011.

**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).

**TAXES:** Real Estate: \$294.14; Trailer houses: \$2.70

**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 its 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.

**BROKER'S NOTE:** Randall Goodman, Dennis Goodman and Carol Taylor, as the Seller's and Farmer-Stockman Realty and Auction, LLP make no warranties either expressed or implied. The property is sold in its present and as-is condition. Each bidder is responsible for their own inspections and using due diligence concerning facts about the property. The property is sold subject to easements, rights-of-ways and restrictions. Seller's shall reserve the right to accept or reject the final bid. *Announcements at the auction shall take precedence.*

## REAL ESTATE OPEN HOUSE NOVEMBER 2, 2011 5 - 7 p.m.

### CAMPER TRAILER - HOUSEHOLD - APPLIANCES

Great Divide 18 ft camper trailer, LP furnace, window AC, tandem axle. 2 Cloth covered recliners w/center console. L shaped cloth covered divan. Glass top dining room table w/6 chairs. Octagon end tables. Matching dresser and chest of drawers. 4 drawer metal cabinet. Wooden cabinet. Metal shelves. Sound Design stereo w/turntable and cassette player. Magnavox console color TV. Glass top coffee table. 2 Small night stands. Small wooden desk. Singer electric sewing machine in cabinet. 2 and 4 drawer letter sized metal file cabinets. Small patio table w/2 chairs. Round wooden table. 3 Dining room chairs. Large head board w/mirrors. Wooden quilt rack. Kenmore and Amana auto washer and dryer. Whirlpool 13 cu ft upright deep freeze. Kenmore side-by-side refrigerator w/ ice maker and water dispenser. Waltham pendulum clock. Table lamps. Magic Chef gas range. 2 School desks. Rototiller. 4 HP, chain drive. Metal pickup tool box. Lawn and garden tools. Elec heaters. Cooler. Vases. Dishes.

**Auction Conducted By:**



**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**



### **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.



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