

COMMERCIAL REAL ESTATE SNAP-ON TOOLS AND SHOP EQUIPMENT

LAND AUCTION

Saturday, August 6, 2011

Personal Property at 10:00 A.M., Real Estate at 1:00 P.M. MST

LOCATION: 302 North Second Street, Lamar, CO
Signs will be posted.

SELLERS:

Blake Higgins d/b/a Colorado Injection Service

OPEN HOUSE:
JULY 27, 2011
FROM
5:00 TO 7:00
p.m.



REAL ESTATE

LEGAL DESCRIPTION: The West Half of Lot 2, Block "D", Highland Addition to the town, now city, of Lamar, according to the recorded plat thereof, EXCEPTING the West 10 centerline of said Lot 2 as conveyed to the Public in deed recorded January 3, 1930 in Book 215, Page 456 of the Prowers County Clerk and Recorder's Records, County of Prowers, State of Colorado

METAL SHOP: 3,040 square feet, loft w/storage room; front office w/parts and storage rooms, concrete floor, 110-220 electricity, large shop area, 14' X 14' shop door w/electric opener, walk through doors, one bathroom, Lenox forced air furnace, Modine gas radiant heat in shop, central air in office and parts room areas, smoke eater exhaust fan

YEAR BUILT: 1976; **LOT SIZE:** 128 feet X 150 feet; **TAXES:** 2010: \$1,044.58

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.

POSSESSION: At closing and delivery of the deed.

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. 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 and restrictions, 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 August 31, 2011. Seller's reserve the right to accept or reject the final bid.

SNAP ON TOOLS

2 Model 420 6 & 12 V. battery chargers. Battery load tester. Set of 4 file set in box. Cooling system test kit in box. Puller set in box. Key set, metric and standard. Pick & hook set. Set of 12 snap ring plier in case. Shop creeper. 2 Drawer locking tool box on rollers. Disconnect kit in box. Abrasive blast system, air operated, 110V. Metal rolling tray. Standard & metric open & box end wrenches. Sockets. Ratchets. Swivels. Other wrenches & sets. Screw extractor kit. Bushing driver kit. Torque wrench 1" LB in box. Torque wrench 1" LB. Torque driver 1" LB.

BLUE POINT - CRAFTSMAN - PROTO TOOLS

Open & box end wrenches. Ratchets. Swivels. Stubbies. 1/4" to 1 1/2" standard. 8 to 19 MM metric. Lots of other hand tools.

OIL HEATER - RIDING MOWER - SHOP EQUIPMENT AND TOOLS

Horizon Model 200 Firelake oil heater, 500 gal reservoir, 200,000 BTU. J.D. L111 riding mower, auto, 42" cut, 20 HP, double bag, 30 hrs. Fimco 15 gal pull type sprayer, 12 V w/boom and hand wand. Lincoln Power mig 200 wire welder, 200 amp, WFS 50-700, like new. Radnor torch set w/tips, hose, regulators, torch cart. Blue Point Model 230 plasma cutter, 50 amp, 220 V. Craftsman lathe, 34" bed w/tools. North American 20 T shop press. Columbia 5 spd drill press on stand, 1/2". Saylor Beall stationary air compressor, 220 V, 70 gal. Honda pressure washer, 5 HP on rollers. J.D. kerosene 70,000 BTU space heater. Buffalo metal band saw, 8" bed. Porta-Power 4 ton w/tools in case. Nesco fan clutch wrench set. Allied shop press. Rolling plastic tray. Sunnen LB elec hone w/attachments & stand. B & D elec valve grinder. Phnumatic fan clutch wrench set. Cornwell diesel compression testing kit in box. Power Tool 2 wheel elec bench grinder. 2 Zep 30 gal parts cleaners. Elec buffer on stand. Commercial shop vac. Quantum pro saws all. 2 B & D dremmel tool kits. 110 V elec fuel transfer pump. Wagner power painter. B & D 5/8 HP router. DeWalt combination skil saw & drill, 14 V, in case. DeWalt 14 V elec drill. Dremmel tile cutter & drill. Marathon 110 V 3/4 HP oil or fuel pump. Hand oil pump. Milwaukee HD elec grinder. Mac stacking rolling tool chest. Craftsman 5 drawer rolling tool box. DeWalt 14" chop saw. 2 adjustable upright shop creepers. Halogen light on stand. Power Path elec terminal kit. Cobra 6-12 V timing light. Milwaukee right angle drill, 1/2" in box, like new. Quantum Pro cordless drill, 1/2" in box. Elec drill bit sharpener in box. Pro Vision lighted boar scope in box. High velocity elec fan. Squirrel cage fan. New 150' air hose on reel, 3/8". New 50' air hose, 1/2". Power Port air hose on reel, 50'. 3 & 12 ton jack stands, 1 set new. 12 V battery, 750 amp. Rally 12 V battery booster. Creeper scooter. Omega 3 T floor jack. Mantis rototiller, like new. Honeywell elec heater w/fan. New 220 V cable, 50'. Davidson 6 & 8' aluminum step ladders. 24' aluminum extension ladders. Mini bike crotch rocket, 2 cycle motor. Plastic rolling mop bucket. Radiator water bucket. 2 - 110 V refrigerated air conditioners. Welding leathers, gloves & helmets. Metal welding and work tables, some have vices. Wooden work table HD. 2 1/2' X 8' wooden table. Metal storage cabinet. Metal bin w/nut and bolt inventory. Kar product brass fitting inventory. 30" X 8' wooden cabinet. Metal rolling cart. Snapper gas chain saw, 18" w/case. Weed Eater Model 180 blower. Craftsman 20" hedge trimmers. Echo gas lawn edger. 2 Weed Eater trimmers. 2 LP fish fryers. AC gauges & hose. 10 compartment parts bin.

GUN RELOADING EQUIPMENT - WEIGHT MACHINES - OFFICE EQUIPMENT

Chronograph velocity tester w/stand. Lyman tumbler. RCBS scales. Primers. Bullets. Powder. RCBS loader. 223, 25-06, 22-250, 30-06, 300 Weatherby dyes. Weider Pro sports weight training station. Weider Pro power stack weight machine, up to 550 LB. Entertainment center. Kenmore & GE refrigerators, 1 w/ice maker. Wooden computer desk w/table. 4 & 5 drawer chests of drawers. Metal 2 drawer cabinet. 2 & 4 drawer metal file cabinet. Some metal shelving. Small wooden desks. Oak top wooden desk. Computer key board. Brother 1270 fax machine. HP printer. RCA color TV. Antique dress w/mirror.

TERMS: 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.



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

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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

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