

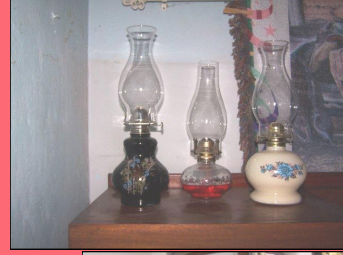
HOME ON 46+ ACRES W/ OUTBUILDINGS - ANTIQUES - HOUSEHOLD



LAND AUCTION

Saturday, May 18, 2013 Personal property at 1:00 P.M.
Real Estate at 2:00 P.M.

LOCATION: 6505 County Road HH.7, Lamar, CO Signs will be posted.



LEGAL DESCRIPTION: Land in 36-22-47 (see deed), Prowers County, Colorado
GENERAL INFORMATION: 46.43 acres; Home: 1,248 sq ft base, 240 unfinished basement, 3+ bedroom, 1 full bath, nice sized kitchen with new stainless steel sink and faucet, Maytag gas 4 burner stove/oven, GE refrigerator; dining room has Dearborn gas heater w/thermostat, living room; shop building with concrete floor; barn w/2 tack rooms, 2 stalls; Existing well has not been operated for a few years, Prosperity Lane water and sewer, propane tank rented from Wallace Gas and Oil; property fenced and cross fenced.
TAXES: \$217.62; **BUILT IN:** 1918
BROKER'S NOTE: Farmer-Stockman Realty and Auction, LLP nor the seller make any warranties either expressed or implied. The property is sold in it's 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 June 3, 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.



Harness. Iron wheels. Antique trunks. 2 Antique dressers w/mirrors. Set of 8 Goldenkey china, 24K gold w/ serving pieces. Pewter candle holder. Glass candelabra. Antique record cabinet. Granite pitcher w/bowl. Barbie nurse collectible doll. Oval wall mirror. Singer sewing machine cabinet. Fainting couch. Cloth covered chair w/ottoman. Wooden dining room table w/4 wooden chairs. Wooden tables. Kerosene lamps. Thomasville hutch/china cabinet, lighted. RCA color TV w/remote. Sony CD player. Hot Point dryer. Maytag washing machine. Samsung microwave/toaster oven/toast & bake. Small kitchen appliances. Queen sized bed w/good mattress. Double bed frame. Garden tools. Extension cords. Electric free standing heaters.

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: May 1, 2013 from 5:00 to 7:00 P.M.



SELLER: Hazel Kalland and Lea Anne W. Russell

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
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



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