



FOR SALE

Mary's Market
206 Main Street, Kit Carson, Colorado

Description: ALL in Block 3, UP 1st Addition to Kit Carson, County of Cheyenne, State of Colorado:

- Parcel #1: Lots 5-6; (where store is located): .15 acres, 6,500 square feet in land summary; 2,368 square foot building, built in 1908; real property taxes: \$367.46; personal property taxes: \$138.94.
- Parcel #2: Lot 14 and S 20ft of Lot 15; (contiguous to Hwy 287 & Hwy 40): .14 acres, 6,300 square feet in land summary; real property taxes: \$25.29.
- Parcel #3: N ½ E ½ Lot 12 and # ½ Lot 13; (small one car garage used as storage, 366 square foot, built in 1908): .06 acres, 2,405 square feet in land summary; real property taxes: \$23.70.

Equipment to be included in the sale of the property: Wards chest freezer, 23 cu. ft., 15 ft Wards chest freezer, 30 gallon gas water heater, Rapid hamburger grinder, Hobart hamburger/meat grinder, Toledo 30 lb. scale, Model 8431, Plastic wrap machine, Hobart meat slicer, Model 1512, Biro electric saw, Model 33, Cleaver's, Electric knife sharpener, Antique butcher block table with knife holder, Antique paper wrapper, 3 Door walk-in cooler, 6 X 10 with reach-in, new doors, 4 compressors, using 3, 4 1/2 ft X 6 1/2 ft walk-in cooler, Bohn compressor, self contained, True double door 54 inch ice freezer, 4 - 54 inch True double door freezers, 1 - 1 1/2 year old, Hill 12 foot reach in meat counter, Schwab safe, National account file, Sam 45 ER 350 II cash register, Casio PCRT 275 Cash register, Counter at register (not in compliance with health department), All grocery carts, All shelving

Private bathroom, not public

LISTED EXCLUSIVELY BY:

FARMER-STOCKMAN REALTY & AUCTION, LLP
Under all is land, our professionals will lend you a hand.

1301 North Main Street, 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
cty92217@centurytel.net

INVENTORY: not to be included in selling price

Licenses Required:

1. Measurement Standard, annual;
2. Retail Food establishment operator, annual;
3. State Sales tax, annual;
4. Egg dealer, annual
5. Colorado Lottery, annual;
6. Food stamp program, annual.

Exclusions: Pepsi clock

Listed price: \$175,000.00

