

REAL ESTATE - VEHICLES - TRACTOR - ANTIQUES - HOUSEHOLD

AUCTION



LOCATION: Holly, Colorado, from Colorado Equipment Company 1/4 mile north on Road 34. *Signs will be posted.*



Saturday, July 28, 2012
10:00 A.M. Personal property — 1:00 P.M. Real Estate

REAL ESTATE OPEN HOUSE: JULY 17TH 5:00 TO 7:00 P.M.



LEGAL DESCRIPTION: A tract containing 2 acres m/l more particularly described in a metes and bounds description in Section 16, Township 23 S, Range 42 West of the 6th P.M., Prowers County, Colorado
IMPROVEMENTS: 1,153 sq. ft. home with front and back porches, 3 bedroom, 1 bath, kitchen, hard wood flooring, floor furnace, heater, gas range, 2 detached garages, 2 metal car ports. Brick 2 room house, brick chicken house, small barn and corrals, hydrants, domestic well. Mobile Home: 16 ft X 70 ft, 2 bedroom, 2 bath, kitchen w/gas range, dish washer, utility room, large living room, forced air furnace, central AC, has it's own septic system and electric meter.
TOTAL TAXES: \$347.39
TERMS FOR REAL ESTATE: 10% down the day of the auction with the balance in certified funds at closing on or before August 28, 2012.
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.
BROKERS NOTE: *With the exception of the warranties of title, the sellers or Farmer-Stockman Realty and Auction, LLP make no warranties either expressed or implied. The Buyers are responsible for their own inspections and using due diligence concerning facts about the property. Property is sold subject to all easements, rights of ways and restrictions. All boundaries and acreages are considered to be approximate. Sellers reserve the right to accept or reject the final bid.*



TRACTOR - VEHICLES - IMPLEMENT - RIDING MOWER

John Deere Model B, gas, tricycle front end, belt pulley, 540 PTO. 1960 Chev 1/2 ton pickup, 6 cyl, auto trans, runs good. Chevy Vega car 2 door sedan, 4 spd trans. 10 ft. tandem disc. Troy Built 7 spd riding mower. Master Cut 22 in. push mower. Murray 10 HP 30 in. riding mower.

SADDLES - TACK - ANTIQUES - COLLECTIBLES

Western and other stock saddles. Horse collars. Some harness. Chaps. Leather halters. Breast collars w/silver stud décor. Inlaid silver bridles. Hames. One horse two wheel buggy. Stock tank. Metal chicken nests and feeder. Head stalls. Set of saddle bags. 15 gallon Poly sprayer, 12 volt. 2 Round bale feeders. Round oak table. Wood and coal heating stove. Several antique trunks. Hoosier cabinets. Oak secretary desk w/curved front china cabinet. Oval oak table. Oak 4 drawer chest of drawers. Singer and Mason treadle sewing machines. Kurtzmann upright piano. Cain back chair. Buffet with scrolled and curved front and beveled edge mirror. Stradivari's violin and bow in wooden case. Four string guitar. Oak wardrobe. Drop leaf gate leg table. 3 legged table. 2 tiered antique table. Five drawer chest of drawers. Oak rocker. Small scrolled antique table. Library table. Iron full bed, complete. Wrought iron table w/glass top. Bird's Eye maple dresser w/ beveled edge mirror. Other metal beds. Antique head board. Beveled edge mirror. Cold Spot refrigerator. Maytag wringer washers. Galvanized boiler. Antique picture viewer. Brass eagle lamps. Gas and sad irons. Homer Laughlin magnolia china. Carving sets. 1947 Rogers silver plate silverware. 1947 First Federal calendar. Embroidered tea towels. Antique dresser set. Dollies. Hand meat grinder. Cream cans. Skillets. Metal traps. Bow saw. Two man saw. Baby buggy. Glass lid jars. Pictures. Small press. Ladles. Utensils. Cast waffle iron. Large cast pot. 15 gallon crocks. Griddles. Salt and pepper shakers. Miniature kerosene lamps. Aladdin and Raile kerosene lamps. Milk glass bowls. Pink, blue and green depression items. Several suit cases. Steamer trunks. Quilt tops. Quilts. Coors glasses. Carnival glass bowl and pitcher. Carbide light. Avon. Four burner wood and coal stove. Western butter churn. Kodak camera. 1960's Horse and Rider magazines. Acme boot sign. Beam decanters. Spartus horse and horse shoe clock. Old tins. Flour sack material. Material. Antique bread maker. Cook books. Crock bowls. Pressure cookers. 78 RPM records. Rooster vase. Costume jewelry and watches. Jewelry boxes. BB guns. Ladies hats. 1918 dolls. Barbie dolls in original boxes. Paper mache doll. Doll bed. Childs tool box. Cabbage Patch dolls. Sheet music. Chilton and Sessions mantle clocks w/pillars. Carnival glass candle holders. Animal figurines. Native American boxed toy set. Walkers vodka lamp. Floor and table lamps. Avery jack. Elk horns. Ceramic cows. Hay hooks. Cast nut crackers. Glass ink well. Mixing bowls. Casserole dishes. Old bottles w/stoppers. Picture frames. Wash boards. Insulators. Red wagon.

FURNITURE- HANDICAP CARE ITEMS - APPLIANCES

Bentwood occasional chair. 5 drawer chest of drawers. Pictures. Blonde drop leaf table w/4 chairs. Metal kitchen cabinet. Wooden entertainment center. Oval table. Cloth covered rocker recliner. Library table. Divan w/wagon wheel ends. End tables. 2 Trapeze lift. Walker w/seat. Hospital bed w/elec lift. Elec lift chair. Limex chair lift, new. Battery operated tricycle. Kitchen Aid 21.6 cu ft refrigerator. Frigidaire auto washer and dryer. Kenmore and G.E. chest freezers. 2 Window air conditioners. Microwave. RCA color portable TV. Magnus electric organ. Emerson color TV w/ VHS and DVD player. 2 Rockers. Day bed. Cain table. Wooden stand w/mirror. Metal wardrobe. Metal and wooden book shelves. Blankets and bedding. New towels and sheets. Toys. Music boxes. Bissel upright vacuum. Lawn and garden tools. Electric heaters. Small kitchen appliances. Dirt Devil vacuum. Floor rugs. Tool bucket. Hand tools. Aluminum ladder.



SELLER: The Bernice M. Pollart Trust



TERMS:
 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.

AUCTION CONDUCTED BY:
FARMER-STOCKMAN REALTY & AUCTION, LLP
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