

REAL ESTATE - SHOP EQUIPMENT - HOUSEHOLD

GAME BIRD EQUIPMENT



AUCTION

Saturday, October 8, 2016
at 10:00 Personal property
1:00 Real Estate

LUNCH
WILL BE
AVAILABLE

Location: 7401 Highway 196, Lamar, CO. From the Big Timbers Museum 2 1/4 miles north on Hwy 196



REAL ESTATE

TRACT #1. RESIDENTIAL REAL ESTATE ON 1 ACRE M/L

LEGAL: 1 acre tract in NW1/4SW1/4 SEC 8, TWP 22S, RNG 46, Prowers County, CO described in a metes and bounds description

ADDRESS: 7401 Hwy 196, Lamar, CO

GENERAL INFORMATION: 1568 SQ FT HOME, 3 BR, 2 Full BA, one w/ sauna, Large LR, DR w/corner cabinets, utility room, walk thru and walk-in closets. Office, Coleman FA furnace, central AC, wooden front porch, wooden back porch w/patio, well with pump, pressure tank, well house, storage shed, refrigerator, dish washer, gas range, washer and dryer, Atmos gas, Lamar electricity, septic tank, May Valley Water Membership.

TRACT #2. 2 SHOPS ON 4.75 ACRES M/L

LEGAL: 4.75 acre tract in NW1/4SW1/4 Sec 8, TWP 22S, RNG 46, Prowers County, CO described in a metes and bounds description

LOCATION: Southeast of Hard Rock Hay Co. yard

GENERAL INFORMATION: Morton 30' X 50' building, plumbed, 110-220 V, concrete floor, lighted, water heater, 2 walk thru doors, 12' sliding door, 12' X 12' cooling room, IHC 7' X 7' walk-in cooler. Cleary 30' X 100' building, walk thru door, 8' X 9' overhead door, plumbing, 110V, 500 gal LP tank.

WATER: In the event that Tracts 1 and 2 are sold to separate Buyers, the water will be severed from the property. It may be possible for the Buyer to purchase a May Valley Water membership subject to their approval and installation.

TERMS: Tracts #1 and #2: 10% down the day of the auction with the balance at closing in certified funds on or before October 6, 2016. Sellers reserve the right to accept or reject final bids.

SURVEY: Any survey of the property will be at the option and expense of the Buyer. The results of said survey will not create a contingency.

POSSESSION: At closing

EVIDENCE OF TITLE: Sellers will provide the Buyer a title policy in the amount of the purchase price.

TAXES: Prorated to the date of closing

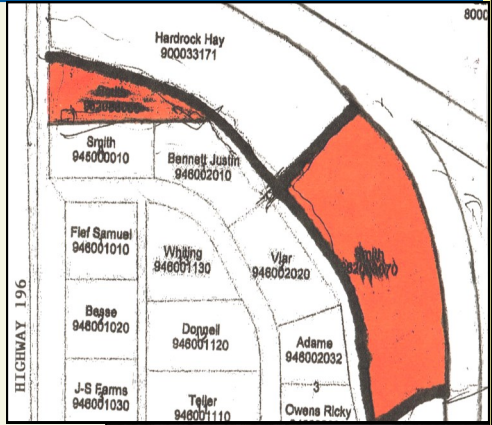
UTILITIES: Transferred to the buyer at closing

MANNER OF SALE: Tracts #1 and #2 will be offered separate and as a combination

CONTRACT: Immediately following the auction, the successful bidder and Sellers will enter into and sign a Colorado Standard and Approved form contract to Buy and Sell Real Estate.

BROKERS NOTE: Farmer-Stockman Realty and Auction LLP or the Sellers make no warranties either expressed or implied. Property is sold in its present and as is condition. All acreages and boundaries are considered to be approximate. Each bidder is responsible for their own inspection and using due diligence concerning facts about the property. Property is sold subject to all easements, rights of ways, restrictions and leases, if any. Announcements at the auction will take precedence.

REAL ESTATE OPEN HOUSE: September 23, 2016 5:00 to 7:00 P.M.



HOUSEHOLD-APPLIANCES
Gray divan. Glass top end table. Plaid couch w/reclining seats. Reclining chair. Table and floor lamps. Sm stereo cabinet. Coffee table. Floral chair w/stool. 4 plastic patio chairs. Kitchen chairs. Round oak Pedestal table. Singer sewing machine w/ attachments. Oak end table. TV cabinet. Rocking chair. Bentwood chair. Queen sized bed and mattress w/matching dresser. 2 Director's chairs. Drawing tables. Pro Form whirlwind exercise bike. Oak secretary desk w/ drawers. Metal office desk. 3 shelf lighted cabinet. Kirby G2000 vacuum w/attachments. 5 shelf book case. 2 drawer filing cabinet. Queen sized water bed w/6 drawer under dresser. Love seat sized sleeper bed/couch. Silverware. Pots. Pans. Big Chief elec smoker. Dish sets. Utensils. Sm kitchen appliances. Quart and pint, 1/2 gallon canning jars. Christmas items. 240V - 40 gallon hot water heater. 2 Oak TV stands. Ceiling fans. Full sized water bed w/12 under dresser. Small table w/ 2 chairs. Tri oak lighted medicine cabinet w/ matching 48" cabinet. Black vinyl couch and love seat. Suede lounge chair. 10 various sized wooden door and frames. Laminate new black and brown counter top. Wall mirrors. Metal framed bunk bed. Brown easy chair and foot stool. Corner oak stand. Stainless double sink w/faucet and rinse. 22"X27" aluminum window. Wooden entertainment center. King sized bed w/bookcase mirrored head board, lighted top w/mirrors, 2 side cabinets. Round wooden table. Library table. Office chair. Wooden computer desk. Cloth covered recliner. HP 7520 computer (Pavilion) w/Dell screen, key board. Signature upright deep freeze. Furo pro-jet convection oven. GE deep freeze. Frigidaire 4 burner LP gas range. Amana 4 burner elec range, like new. Frigidaire gas dryer. Frigidaire auto washer. Kenmore 23 cu ft chest deep freeze.

SHOP EQUIPMENT
PC stationary air compressor, 60 gal, 135 PSI, 7HP. Reliant 14" band saw. Fomey charger. B&D table saw. 2 Skil routers. 4 1/2" hand grinder. B&D 7 1/4" Skil saw. Craftsman and Makita cordless drills. Husky 45 pc socket set. B&D jig saws. Palm sanders. Staplers. Cub Cadet and Mac yard trimmers. Elec Miter saw. Compound bolt cutters. Chain saw chains and elec sharpener. Wood chisels. Clamps. 3/8, 1/2 in drive sockets. Stamp set. Wood bits. End wrenches. Pop rivet guns. Inventory cabinet. 4" bench vice. Elec rock tumbler. Measuring tapes. Wood stove w/air blower. Coleman elec portable air compressor. Dayton gas generator, 4KW. Steel City elec dust collector w/bag. LP heaters. Wooden work table. Saw horses. Michelin 3 1/2 ton floor jack. Sm floor jack. Hyd jacks. PU tool box. Fiberglass extension ladder.

GAME BIRD EQUIPMENT
Several large and small LP radiant brooders, some new. Wooden incubators and hatchers. Bird feeders. Plastic bee hives. Bird waterers and bases. PVC auto waterers. Bird transport cages. 3 Boxes of egg crates. 15"-18" X 256' cardboard corrugated wrap. Plexiglass. 7-4X8 sheets practical board. 5- 4X8X3/8' plywood. Plastic netting. Elec heaters.

MOWER - MISC ITEMS
Cub Cadet riding mower, 42" cut, Staley 6" step ladder. Rubbermaid 2 wheel cart. 15 gallon poly sprayer. LP grill. Pottery fireplace. Portable sprayer. Metal dog crate. Lawn and garden tools and products. 6 wire cattle panels. 3 wire hog panels. 2 spools of cable. Lg quantity of red brick. Phone poles

SELLERS: The Estate of George A. Smith

AUCTION CONDUCTED BY:



FARMER-STOCKMAN REALTY & AUCTION, LLP

Under all is land, our professionals will lend you a hand.

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