

# RESIDENTIAL REAL ESTATE - HOUSEHOLD

## LAND AUCTION

**SELLER: The Theodore Geringer Estate**

**LOCATION OF AUCTION:**  
36 Paseo Place, Lamar, CO. *Signs will be posted.*

**Saturday, February 11, 2012**  
Personal Property at 11:00 A.M. Real Estate at 1:00 P.M.



**REAL ESTATE**

**LEGAL DESCRIPTION:** Lot 36, Paseo Place Addition, County of Prowers, State of Colorado.  
**SQUARE FOOTAGE:** Base area: 1,408; finished Basement: 704; Unfinished basement 448  
**LOT SIZE:** 50 feet X 146.65 feet; **BUILT IN:** 1930  
**GENERAL INFORMATION:** 3 bedroom, 1 bath, living room, formal dining room, kitchen with range, RO system, dishwasher, ¼ bath in basement, work bench w/storage closets, forced air heat, detached garage w/opener, hardwood floors, fireplace, rock patio w/BBQ grill.  
**TERMS FOR THE REAL ESTATE:** 10% down the day of the auction and the balance at closing in certified funds on or before February 29, 2012.  
**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).  
**TAXES:** Real Estate: 2011 \$534.30  
**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.

**OPEN HOUSE:**  
*January 27th*  
*5 to 7:00 P.M*  
*and*  
*January 28th*  
*from 1:00 to*  
*4:00 P.M.*

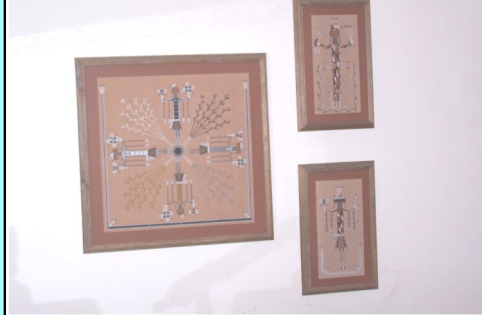


**BROKER'S NOTE:** *Farmer-Stockman Realty and Auction, LLP nor the seller make any warranties either expressed or implied. The property is sold in it's present and as-is condition. Each bidder is responsible for their own inspections and using due diligence concerning facts about the property. The property is sold subject to easements, rights-of-ways and restrictions. Seller shall reserve the right to accept or reject the final bid. Announcements at the auction shall take precedence.*



**HOUSEHOLD – INDIAN SAND ART - ANTIQUES – APPLIANCES**

Cloth covered divans. 2 Cloth covered rockers. 2 Pc. Sectional divan. 2 roller chairs. Foot stools. Wooden dining room table w/ 6 chairs. Round kitchen table w/ 4 chairs. Solid wooden 7'X4 ½' beveled edge double shelf storage, silverware drawers. Wooden couch table w/matching end table. Round wooden end table. Double bed w/head board, matching wall mirror. 2 matching chest of drawers. Admiral refrigerator. Magnavox color console TV. VHS player. Zenith color TV. (4) portable TV's. Zenith phonograph. Albums. 78 RPM records. Record cabinet. Portable washer and dryer unit. Red Ant Man, Reared in the Soil and The Cloud People Indian sand art paintings. Indian busts and wall pictures. Indian dolls. Table lamp made from antique fire extinguisher. Music stands. Band leaders hat Frauhauf uniform. Wall mirror. Antique oak scrolled front cabinet, brass lion head pulls. Antique kitchen cabinet w/bread board. Small credenza. Oak stool w/padded seat. Antique oak book case w/glass rolling front. Antique baby clothes. Antique pillar book shelf. American Heritage, National Geographic, American Indian and dictionaries, hard back and paperback books. 2 Antique camel back trunks. Dentists wooden cabinet w/glass dividers, glass pulls. Pestle and mortar. Cream can. Dresser set. Wooden thread spools. Umbrellas. Opera field glasses. Small clocks. Cleft shaped clock. Copper wood/ash container. Table lamps. Stemmed glasses. Amber pitcher. Candy dishes. Ceramic turkey. Gold trimmed plates. Pewter pitcher, candle set, bowl. Silver trimmed shot glasses w/tray. Japanese dishes. Silver plated items. Vinegar cruet. Salt and pepper shakers. Hammered silver pitcher w/ice bucket. Platters. Warmer. Place mats. Salt dips. Tea pots. Glass bells. Brass candle holders. Hand stitched quilt. Cow Palace Inn menu board. Small kitchen appliances. Baking dishes and pans. Ceramic chicken. Coal oil lamp. Rolling pins. Soup bowls. Silverware. Barrel chair. Old canisters. Cook books. Cast iron pot. Liquor bottles. Seagrams light. Ezra Brooks bottles. Crock jars. Party sets. Ice crusher. Large pans. Granite coffee pot. Fishing poles. B & D sander. Elec Skil saw. Step stools. Air bottle. Luggage. Bug zapper. CB radio. Metal shelving. Small inventory boxes. Wooden box. D & D hedge trimmer. Edger. Bar stools. Hand tools. Game tables. Metal letter 4 drawer file cabinet. Nativity scene. Record phonographs. Patio furniture. Rock table and chair. Lawn and garden tools and products. Lawn spreader. 3 HP elec. Mower. Croquet set. Old license plates. Old FS Henry trophy. 6 ft. wooden step ladder. Work table w/ 110 V. plug ins.



**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.

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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