

RESIDENTIAL REAL ESTATE - 14 ACRES W/FORT BENT & LAWMA WATER - HOUSEHOLD

LAND AUCTION

Saturday, October 10, 2015 Personal Property at 11:00 A.M.
Real Estate at 1:00 P.M.

LOCATION OF AUCTION:
403 Oak Drive, Lamar, Colorado. *Signs will be posted.*



RESIDENTIAL REAL ESTATE

LOCATION: 403 Oak Drive, Lamar, CO

GENERAL INFORMATION: 1,277 sq ft base area: 2 BR, 1BA, living room, kitchen w/stove top range, Roper microwave w/vent; dining room; 228 sq ft finished basement, 797 unfinished basement: plumbed for bathroom, built-in storage cabinets, 2 bedrooms, built-in cabinets, shelves; new Lennox furnace w/humidifier, AC; hardwood under 4 year old carpet throughout except for kitchen and dining room; New double hung vinyl windows except for dining room, Outside: covered patio, storage building, small chain link fenced area, landscaped backyard, rain gutters, sprinkler system, electric outlets.

TAXES: \$528.32

14 ACRES - 42 SHARES FORT BENT WATER - 10 SHARES LAWMA WATER

LOCATION: East Parmenter Street, Lamar, CO just south of Wal-Mart.

LEGAL DESCRIPTION: A Tract located in the NW ¼ NE ¼ Section 5, Township 23 South, Range 46 West of the 6th P.M., 14 acres m/l.

IMPROVEMENTS: 40' x 70' metal frame; 10' x 12' cinder block well house w/pressure tank; 12' x 24' metal open front barn; 7' x 12' chicken house; 20' x 30' metal barn w/ 12 stalls and pipe corral Estimated 2,000 feet of pipe corral fence. Woven and barbed wire perimeter fence. Underground irrigation pipe w/Waterman valves. Approx 180 ft aluminum gated irrigation pipe; hydrants, Lamar Power.

TAXES: \$112.72

IRRIGATION AND DOMESTIC WELLS: Irrigation well w/submersible electric ump, 6 inch discharge, flow meter. Livestock well w/elec submersible pump.

COLORADO DIVISION OF WATER RESOURCES: WATER: Irrigation well 9146-F, 1st beneficial use 4-19-1965, depth 24', static water level 15', pumping rate 200 GPM.

LIVESTOCK WELL: has submersible pump, information unavailable from the state.

42 Shares of capital stock in Fort Bent ditch, 10 shares common of LAWMA water member #141.

MANNER OF SALE: 14 acres of land, 42 shares of Fort Bent Water and LAWMA water shares will be offered separate and then offered as a total combination. The Fort Bent Water shares may be moved up or down the ditch; however, the shares must be purchased by land owner with existing Fort Bent shares. In the event the water sells separately moving the water from the land, it will be the obligation, if any, for the buyer to assume any dry up or reclamation regulation mandated by the county or state. See Prowers County's "1041 Regulations".

TERMS ON REAL ESTATE: 10% down the day of the auction with the balance due on or before November 10, 2015 in certified funds. There are no financing contingencies.

POSSESSION: After closing.

CONTRACTS: Immediately following the auction, the successful Buyer(s) and Seller will enter into and sign a Colorado Standard and Approved Real Estate contract to Buy and Sell Real Estate.

SURVEY: Any survey of the property will be at the buyer(s) expense and the results of said survey will not create a contingency.

CONFIRMATION OF BIDS: All bids on the property will be subject to Seller's confirmation and approval.

EVIDENCE OF TITLE: Seller will provide the Buyer(s) a title insurance policy equal to the purchase price.

AGENCY: Farmer-Stockman Realty and Auction, LLP and its agents are transaction brokers.

BROKER'S NOTE: Farmer-Stockman Realty and Auction, LLP nor the seller make any warranties either expressed or implied. The property is sold in its 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's make no guarantees regarding the quantity or quality of water regarding the wells. Announcements at the auction shall take precedence.



OPEN HOUSE: September 24, 2015 5:00 to 7:00 P.M

APPLIANCES - HOUSEHOLD

Frigidaire Gallery side-by-side refrigerator, Frigidaire auto HD washer and dryer. 26 cu ft. 2 Cloth covered electric lift chairs. Matching oak end and coffee tables. Oak jewelry chest. Brown rocker recliner. Card table and chairs. 2 oak tables w/glass tops. Oak book shelves. Wooden stool. 2 and 4 drawer letter file cabinet. 2 oak based chairs. Oak Hurmie wall clock. 3 Pc. Bedroom set w/double bed, chest of drawers and dresser 3 Pc bedroom set, bookcase headboard, matching book head board and chest of drawers. Full sized bed. 6 Gun Oak cabinets. Wooden knee hole desk. Pedestal plant stand. Potty chair. Floor and table lamps. Verilux sewing and craft lamp. Shadow box novelty cabinet. Oak 3 drawer chest. Clothes hampers. Remington portable TV w/remotes. Wall mirror. Electrolux vacuum w/attachments. Kenmore vacuum. Cassette and CD player. RCA portable color TV. Electric fans. Century safe, key lock. Small kitchen appliances. Smith Corona elec typewriter in case. Reader Digest hardback books. Paperback books. 12 gauge shells. Gun cleaning kit. Games. Elegance dishes. Towels. Bedding. Utensils. Pots. Pans.

ANTIQUES - COLLECTIBLES

Crosley replica radio juke box. Gold trimmed glasses. Full sized bed w/poster head and foot boards. Classic tin, wooden and plastic toy cars and trucks. MH and IHC toy tractors. Cast horse drawn toys and horses. Sad irons. Ceramic western art. Phillips 66 toy gas pump. Toy cast horse heads. Kerosene lanterns. Salt and pepper shakers. Vases and novelties. Leather welding chaps. Horse collars. Hames. Small amount of decorative harness. Halters. Hackamore. Spurs. Canning kettles. Franciscan plates. Maytag wringer washer. Cream can. Cast kettle. Fairbanks platform scales. Cross cut saw. Wagon rim. Gould pitcher pump. Hillsboro bell on stand. Monkey wrench.

LAWN AND GARDEN - SHOP TOOLS

John Deere JS30 self propelled lawn mower, elec start. Elec lawn trimmer. Homelite gas weed eater. Toro yard vacuum. Tree trimmers. Elec cord. Lawn spreader. Garden hand tools. Hand saws. Yard chairs and bench. Wheel barrow. 6 ft aluminum step ladder. 3/8 and 1/2 inch sockets. Clamps. Tool boxes. Elec drills. DeWalt sander. Elec skil and chain saws. Oxygen and acetylene regulators. B & D hand grinder. Show clippers. Hand tools. Welding helmet. Yard ornaments.

TERMS FOR PERSONAL PROPERTY: Full Settlement the day of the auction with cash or good and sufficient check. All sales are final.



SELLER: Ramona D. Walker Testamentary Trust,
Berta L. Downing, Trustee

AUCTION CONDUCTED BY:

**FARMER-STOCKMAN
REALTY & AUCTION, LLP**

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

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FARMS - RANCHES - RESIDENTIAL

Larry J. Lusher, Real Estate Broker & Colorado Champion Auctioneer
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Licensed Real Estate Brokers in Colorado and Kansas

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