

RESIDENTIAL REAL ESTATE - HOUSEHOLD



AUCTION

Saturday, May 1, 2010 Personal property at 11:00 A.M.
Real Estate at: 2:30 P.M.

LOCATION: 300 North Circle Drive, Wiley, CO.



LEGAL DESCRIPTION: Lot 20, Block 1, Lamson Court Addition, Prowers County, Colorado

SQUARE FOOTAGE: Base area 1,568, unfinished basement 840, Attached garage 336

YEAR BUILT: 1985

LOT SIZE: 120' X 75' = 9,000 square feet

TAXES: \$681.34 and \$.56 Wiley drainage: total \$681.90, prorated to the date of closing.

POSSESSION: at closing

GENERAL INFORMATION: 3 bedroom, 1 and ¾ baths, living room, kitchen with nice sized counter/bar, dining area has glass front built-in hutch, stove, dishwasher, utility area, reverse osmosis system, new disposal, electric range, gas forced air heat, central air, 840 square foot unfinished basement has egress window, attached garage, storage shed in back yard, nicely landscaped with many flowers

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

EVIDENCE OF TITLE: The sellers will provide the buyer(s) title insurance in the amount of the purchase price.

CONTRACT: Immediately following the auction, the successful bidder(s) will enter into and sign a Colorado standard and approved form Contract to Buy and Sell Real Estate (All Types of Properties).

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

BROKERS NOTE: *The sellers and Farmer-Stockman Realty and Auction LLP make no warranties either expressed or implied. Property is sold in its as-is and present condition. All boundaries, acreages, surface and minerals are considered to be approximate. Each bidder is responsible for their own inspections and using due diligence concerning facts about the property. The property is sold subject to all easements, rights of ways, restrictions and leases, if any. Sellers shall have the right to accept or reject the final bids. Announcements at the auction shall take precedence. Farmer-Stockman Realty and Auction LLP advises the use of legal and or tax council.*

TERMS ON REAL ESTATE:

10% down the day of the auction with the balance at closing on or before June 1, 2010. Seller's reserve the right to accept or reject the final bid.

APPLIANCES – ANTIQUES – PIANO - HOUSEHOLD – RIDING MOWER

Hot Point 16 cu ft vinyl almond refrigerator. Gibson chest freezer. Robert Shaw gas apartment size range. Crosley electric range. 2 Kenmore dryer. Maytag washer. Sharp carousel microwave. Wooden spoon rack. Many hand crafted wall items. Singer Fashion Made 257 cabinet sewing machine. Kenmore cabinet sewing machine. Antique china cabinet. Small wall mirrored curio cabinet. Round antique table w/claw tip feet. Collectible wall light. Whitney piano w/bench, wood grain. Dining room table w/leaf and 4 chairs. 6 Oak dining room chairs. 4 Oak bar stools. Formica top kitchen table w/4 chairs. Couch. 2 cloth covered hide-a-beds. Cloth covered love seat. Swivel rocker. Rocker recliners. Occasional tables. Magnavox portable color TV w/remote. Emerson DVD player. Coronado Console stereo. Pine TV stand. Hanging lamp. Decorative wall mirror. Ornate plant stand. Pedestal lighted plant stand. 3 shelf cabinet. Telephone stand. 2 Pc full sized bedroom set. 3 pc bedroom set, double bed, 5 drawer chest, dresser w/mirror. Double bed w/headboard, footboard, box springs, mattress. Chest of drawers. Dresser w/mirror. Wall pictures. Metal magazine rack. Cassette player w/cassettes. 78 and 45 records. Canes. Religious items. Dolls. Vases. Novelties. Artificial plants. Sewing cabinet w/drawer. Christmas decorations. Baskets. Picture albums. Decorative pillows. Frames. Small kitchen appliances. Salt and pepper shakers. Cups. Glasses. Dishes. Pots. Pans. Granite and enamel items. Baking pans. Copper bottom pans. Casserole dishes. Relish and serving trays. Canisters. Utensils. Coffee pots. Ironstone dishes. Pyrex, glass bowls & pitchers. Wooden cabinet. 3 Drawer cabinet. Sliding door notion cabinet. Hoover upright vacuum. Many sewing items and supplies. Thread. Crocheted and embroidered dollies. Patterns. Table lamps. Lighted duck lamp. Bedding. Suit cases. Duffle bags. Afghans. Silent butler. Rugs. Roadmaster treadmill. Slide projectors. Humidifier. Whirlpool bath. Hanging macramé plant stand w/glass shelves. Phones. Old purses. Bathroom products. Serving cart. Tinned food grinder. Folding chairs. TV trays. Roasters. Funnel. Lawn and garden products. Hand cythe. 6' & 8' wooden step ladder. Lawn chairs. Saw horses. Forks. Shovels. Rakes. Hoes. B & D /14" elec drill, jig saw. John Deere Model GX85 13 HP riding mower, double bagger. Toro S-120 elec snow blower. B & D elec mower. Drop light. Level Drill bits. Saws. Pipe wrenches. Crescent wrenches. Gas cans. Elec trimmer. Tin snips. Snow shovels. 6-12 V battery charger. Hand sprayer. ¾ HP elec air compressor. Funnels. Hedge trimmers. 1 ¼ HP shop vac. Mops. Smith Corona elec typewriter. Gas 2 burner hot plate stove. Work tables. Rolling cart. Fans. Hose reel. Dolly. Fertilizer cart. Games. Puzzles. Canning items. Chain saws. Weed eaters. 2 – 9 " power grinders. Lawn sweep. Outdoor fire pit.

SELLERS: *The Esther Weimer Estate*

Sale 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

Please visit our web site at www.farmer-stockman.com or call for complete brochure.



OPEN HOUSE:

April 9, 2010

from

5 to 7 P.M.

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