

REAL ESTATE AND PERSONAL PROPERTY



AUCTION

**TUESDAY
NOV 22
2011
10 AM**

LAS ANIMAS (FT. LYON), COLO.

LOCATION: FROM THE RIVER BRIDGE CURVE NORTH OF LAS ANIMAS GO 4 MILES EAST ON HWY 50 TO COLO. HWY 183, FT LYON, GO SOUTH TO THE 3RD PLACE PAST THE FORT ENTRY GATE. WATCH FOR AUCTION SIGNS.



REAL ESTATE (SELLS AT NOON)

ADDRESS: 30917 C.R. 15, LAS ANIMAS, CO 81054 (FT. LYON). **LEGAL DESCRIPTION:** METES AND BOUNDS (CALL BROKER). **TAXES:** \$285.24 (INCLUDING TRASH PICKUP) FOR THE YEAR 2010. **GENERAL DESCRIPTION:** THIS IS A COMFORTABLE 3 BEDROOM HOME ON 4.73 ACRES (+-) LOCATED IN THE WELL KEPT COMMUNITY OF FT. LYON. THE HOME HAS A NEW ADDITION ADDED ON WITH A 330 SQ. FT. UNFINISHED BASEMENT. THE HOME CONSISTS OF 1860 SQ. FT. INCLUDING THE BASEMENT. THERE IS ALSO A 12'X22' CONCRETE PATIO DECK. THE KITCHEN HAS BUILT IN APPLIANCES AND AN ISLAND WITH A RANGE. THERE ARE 3 CEILING FANS, FORCED AIR HEAT WITH CENTRAL AIR, AN OVERSIZED 2 CAR GARAGE, 2 METAL STORAGE BUILDINGS, 2 GOOD WATER WELLS W/ SUB. PUMPS AND PRESSURE SYSTEM. IF YOU WOULD LIKE A PLACE TO LIVE WITH PLENTY OF ACREAGE TO EXPAND AND A VIEW OF THE FT. LYON PARK ACROSS THE STREET THIS MAYBE FOR YOU. DON'T MISS THIS!!

PERSONAL PROPERTY

PICKUP & MOWER

1990 CHEV. 1/2 TON PICK UP, EXTENDED CAB, V-8, AUTO. TRANS., GOOD RUBBER, ONLY 80,200 MILES • CRAFTSMAN GT RIDING LAWN MOWER, AUTO TRANS., 46" CUT, VERY GOOD COND.

COLLECTIBLES

COIN & CURRENCY COLLECTION, SILVER CERTIFICATES, WHEAT PENNIES, OLD SILVER COINS AND MORE • POCKET KNIVES • BELT BUCKLES • OLD WATCH COLLECTION.

SHOP TOOLS

CENTRAL PNEUMATIC 21 GAL PORTABLE AIR COMPRESSOR, LIKE NEW • DEWALT POWER MITER SAW • ROYAL POWER MITER SAW • BENCH MOUNT DRILL PRESS • CRAFTSMAN 6" 2 STONE BENCH GRINDER • POWER ROUTER • SKIL POWER SAW • MASTER MECHANIC TABLE SAW ON ROLLING CABINET • WORK BENCH W/ CABINETS • TROY-BILT 2450 PSI POWER WASHER • SEVERAL CORDLESS POWER TOOLS • LOTS OF HAND TOOLS • RATCHET CABINET CLAMPS • TOOL BOXES • YARD TOOLS OF ALL KINDS • 2 1/2 TON FLOOR JACK • STEP LADDER • APPLIANCE DOLLY • FOLDING LADDER / SCAFFOLDING • HYD. & HI LIFT JACKS • CAR RAMPS • SAW HORSES • 3 METAL SHOP STORAGE CABINETS • PORTABLE AIR BOTTLE • POULAN CHAIN SAW • DROP CORDS • CABLE COME ALONGS • TRAILER COUPLER & RECEIVER HITCH UNIT • FOLD UP TOW BAR • WEED TRIMMER • CARPENTER SAWS • LOTS OF HARDWARE.

FURNITURE & APPLIANCES

WHIRLPOOL MATCHING WASHER & DRYER • OVERSTUFFED LEATHER SOFA & MATCHING LOVE SEAT • 2 MATCHING LEATHER RECLINERS • ZANYO COLOR TV & NICE ENTERTAINMENT CENTER • STEREO • QUEEN SIZE BED • CHEST OF DRAWERS • DRESSER • LARGE DRESSER W/MIRROR • COFFEE & END TABLES • TABLE LAMPS • SEWING MACHINE W/ NICE CABINETS • LOTS OF SEWING NOTIONS • CORNER NICK NACK SHELF • 5' ROUND LIFETIME FOLDING TABLE & 6 MATCHING CHAIRS.

OTHER ITEMS

FORTRESS POWER WHEEL CHAIR W/CHARGER • ALUM. CRUTCHES • POWER SPIN 230R EXERCISE BIKE • 3 BOY'S BIKES • LABEL MAKER • 110 SHEETS OF NEW HOUSE SIDING • 3 SHEETS NEW PRESSED WOOD • SHOP BUILT 2 WHEEL TRAILER • 4 WHEEL YARD WAGON • 2 SEC. DRAG HARROW W/ GOOD STEEL HITCH • LARGE RR TIMBER • POTS & PANS, DISHES • BAR-B-Q GRILL • LOTS OF BOOKS • BEDDING & LINEN. PLUS MUCH MORE.

TERMS: CASH OR GOOD CHECK SALE DAY, MAJOR CREDIT CARDS. EVERYTHING SOLD AS IS, WHERE IS AND ALL SALES FINAL. IF YOU ARE BUYING FOR RESALE, BRING A COPY OF YOUR LICENSE WITH YOU.

PREVIEW SHOWING (REAL ESTATE ONLY) MONDAY - NOV. 14 - 3:30 TO 5:30 PM

TERMS: \$5,000.00 will be due at the auction as earnest money and will be credited toward the purchase price. The balance will be due in cash or certified funds at closing. **CLOSING & POSSESSION:** Closing will be on or before Dec. 22, 2011 and possession will be at closing. All closing cost, including title insurance, will be split 50/50 between buyer & seller. **TITLES & WARRANTIES:** Title will be by warranty deed and title insurance. Property and all inclusions sell as is, where is with all faults, without exceptions or contingencies and is subject to restrictions, reservations or easements, if any now existing with the property. **BROKER'S NOTE:** If the bidder's wish any appraisals, inspections, or other professional opinions this must be done prior to the sale. If financing is required for you to buy, this **MUST** be arranged for prior to bidding on the property. Information was gathered from sources deemed reliable, but bidders/buyers are urged and must execute their own due diligence.

ANNOUNCEMENTS AT AUCTION TAKE PRECEDENCE OVER ALL ADVERTISING OR ORAL STATEMENTS !

**OTHER BROKER PARTICIPATION WELCOME!
CALL JIM CIVIS FOR DETAILS AND INFO**

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