

REAL ESTATE



AUCTION

WILEY, COLORADO

LOCATION: 606 WARD ST. (JUST NORTH OF HIGH SCHOOL)

TUESDAY
NOV 29
2011
12 NOON



LEGAL DESCRIPTION: Lot 3, Block 1, in the town of Wiley. **TAXES:** \$197.92 for the year 2010. **GENERAL DESCRIPTION:** This is a very clean and well kept home consisting of 900 sq. ft. plus a basement. There are 2 bedrooms and enclosed front porch which could be used as an extra bedroom, sewing room or office. The kitchen has lots of cabinet space, GE stove & refrigerator stay with the home. The yard is fenced with the back yard have a privacy fence and chain link fence. There are storm windows, like new roof, concrete patio. The two car garage is 22'x 24' with overhead doors and remotes. The home is clean and ready to move into. **DON'T MISS THIS!!**

PREVIEW SHOWING
MONDAY - NOV. 21 - 4 TO 5:30 PM

TERMS: 10% of the final bid 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 28, 2011 and possession will be at closing. **TITLES & WARRANTIES:** Title will be by warranty deed and title insurance. Property and all inclusion sell as is, where is without exception 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, the **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. OTHER BROKER PARTICIPATION WELCOME! CONTACT JIM CIVIS FOR DETAILS AND INFO.**

SELLER: KAREN WEBER



Auction Conducted By...
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