

REAL ESTATE
SELLS ABSOLUTE
WITHOUT MINIMUMS
OR RESERVATIONS
OWNER FINANCING AVAILABLE

REAL ESTATE
& PERSONAL PROPERTY



AUCTION

THURSDAY • AUG. 12, 2010 • 10 AM

KIT CARSON, COLORADO

LOCATION: 500 BLOCK OF PARK STREET (JUST WEST OF SCHOOL FOOT BALL FIELD)

REAL ESTATE
(SELLS AT NOON)

PERSONAL
PROPERTY

PARCEL 1

LEGAL DESCRIPTION: Lot 21, Caldwell Addition (Park Street).

TAXES: 134.8 year 2009

GENERAL DESCRIPTION: This lot is 100' x 238.5' (23,850 sq. ft.) with all utilities. There is a 4 bedroom home with 1 bath, kitchen, utility room, formal dining room, & living room. The basement where all the mechanicals are located is unfinished. The home site on this huge lot and close to the school. This would be a great family home.

PARCEL 2

LEGAL DESCRIPTION: Lot 23, Caldwell Addition (Park Street).

TAXES: 27.20 year 2009 (NOTE: These taxes are presently combined with lot 22 and the assessor's office will separate if this sells separately.)

GENERAL DESCRIPTION: This lot is 100' x 238.5 (23850 sq. ft) with full electric power to it. There is a 32' x 60' metal round top building with concrete floor, large doors at each end, floor hoist (air over hyd. operated), totally wired for 110v & 220v electric, work bench, office area. Excellent shop or equipment storage building.

PARCEL 3

LEGAL DESCRIPTION: Lot 22, Caldwell Addition (Park Street)

TAXES: See the notation in Parcel 2.

GENERAL DESCRIPTION: This lot is 100' x 238.5' (23,850 sq. ft.) There is a mobile home hook up and 3 full RV hook ups with parking spots.

TERMS: OWNER FINANCING AVAILABLE with 20% down which will be due at the auction and will be considered your earnest money. The 80% balance will be financed over a 30 year amortized monthly payment schedule with a balloon payment due at the 36th month. The interest rate will be 7% APR and there will be no pre payment penalty. The buyer may pay the total balance due with cash at closing if they wish.

CLOSING & POSSESSION: Closing will be Aug 26, 2010 and possession will be at closing. **TITLE & Warranties:** Title will be passed with General Warranty Deed and Title Insurance. Property and all inclusions sell as is, where is with all faults.

NOTE: If anyone wishes any appraisals, inspections or other professional opinions this must be done prior to sale. Bidders are urged and must exercise their own due diligence. If financing is required to buy this property, this must be arranged prior to bidding.

SHOP EQUIPMENT

Large metal lathe, General Ordnance Co, Denver, CO 48" table x 14" swing (+) 3 & 4 jaw chucks, lots of tooling • Brake drum lathe • W.R. & J Barns Co. 20" drill press • Kellogg Amer. Air Comp. w/ 60 gal tank • Large 2 stone floor mt. grinder • Chicago 12 sp. drill press, bench mt. 5/8" chuck • Drill press vice, compound cross feed • Drill Bits • Atlas milling machine 24" table • Wind power gen., 110v & 220V, gas engine • Sercon 1000 A/C recovery system • A/C R-12 gage • May Tirematic tire machine, air op. • Wheel balancing machine • Lots of tire repair tools • Hyd. floor jack • Air op. bumper jack • Cutting torch set • Several Ox & Accn bottles • Large chain hoist, trolley & beam • Boring bar • 2 large tap & die sets • Pipe threaders • Lots of specialty tools for GM products • Work benches • Tool cabinets & Boxes • Port A Power/ shop press combination • Bearing press set for MF 85 • Hercules Stationary engine • B & D engraving tool • Lots of new roller chain, 9 dif. sizes • New engine rebuild parts • New submersible pump, 1/2HP, single ph, 3450 rpm • New 4' shop lights • Wheel bearing greaser • Spark plug cleaner • B & D valve shop, complete w/cabinet • Diesel comp. gages • Sheet metal shear • Lube tanks & dispensers • Lots of hand tools, all kinds • JD engine off combine • Elec. motors • Truck nut sockets • Head light aim kit • Hooker headers for sm. blk. Chevy • Old manuals & parts books.

ANTIQUES & COLLECTIBLES

Shop built single cyl. engine, 75-80 yr. old • Iron tractor & imp. seats • IH iron tractor steering wheel • Old advertising signs • Old pop bottles & wood cases • Grinding wheel • Iron kettle • Granite pans & pots • Lanterns • Model T windshield frames • Child's snow sled • Land measuring device. PLUS MUCH MORE, THERE IS ANTIQUES & PRIMITIVES EVERYWHERE. Scale model car collection, approx. 70 units • Old pictures, mirrors, frames • Oak kitchen chairs • Cobbler lasts • Old radios & record players • Lots of antique furniture of all types.

GUN STUFF

Lots of ammo • Lots of gun powder, dif. types • 2 shot gun reloading presses • 2 rifle & pistol reloading press • Bullet dies • gun rack • Plus more!

VEHICLE:

1983 Chev. Custom Van, diesel, customized w/bucket seats, color TV, etc.

HOUSEHOLD ITEMS

Amana ref. w/ bottom freezer • GE chest type deep freezer • Maytag dryer • 2 Bay Laundry deep sink • Maytag portable dish washer • Free standing wood burning stove • Wood dining room set w/ matching buffet • China hutch • Glass front show case • 3 Pc. waterfall bedroom set • Waterfall dresser & chest of drawers • Double bed w/ large book case head board • Antique metal bed • Twin bed • Small love seat • Children's furniture, nice • Regulator wind up pendulum clock • Glider rocker • Entertainment center • Glass front standing book case • Recliner chair • Small wood desk • Book cases • tables • Dishes • Pots & pans, glassware, depression glass • Lots of home decor • Elect. power wheel chair • Walker, canes, etc. • Folding metal chairs • New shower stall.

BUILDINGS & OTHER

10' x 12' round top wood building • 4' x 8' building on metal skids • 12v yard sprayer • Troybilt roto tiller • 300 gal. fuel tank • 6 Planter boxes for MH lister planter, like new, kept inside • CB radio base station & CB parts • lawn & patio furniture • Lots of steel, pipe, scrap iron. PLUS MANY OTHER ITEMS.

TERMS: Cash or good honorable, Visa, MC. Everything sold as is, where is and all sales are final. LUNCH AVAILABLE!

OWNERS:
PARK & BONNIE
WOOD



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