

REAL ESTATE AND PERSONAL PROPERTY



AUCTION

Lamar, Colorado

Location: 808 West Parmenter St.

**TUESDAY
OCT. 25
2011
11 AM**

*** Lunch Available***



REAL ESTATE (SELLS AT NOON)

LEGAL DESCRIPTION: LOT 4,5 & 6, BLOCK 2 OF THE MAXWELL ADDITION. **TAXES:** \$387.22 FOR THE YEAR 2010.

GENERAL DESCRIPTION: HERE IS A VERY COMFORTABLE AND ATTRACTIVE 3 BEDROOM HOME OF 1286 SQ. FT. ON THE MAIN LEVEL AND A 420 SQ. FT. UNFINISHED BASEMENT. THE BASEMENT IS NICE & CLEAN, WELL LIGHTED AND ONE ROOM HAS BEEN USED AS A BEDROOM IN THE PAST. THE KITCHEN IS LARGE AND SPACIOUS WITH A VERY NICE CUSTOM BUILT CABINETS, LARGE LIVING ROOM WITH BEAUTIFUL WINDOW DRAPES, NICE UTILITY ROOM W/STORAGE, 2 CEILING FANS. ALL CLOSETS HAVE LIGHTS. THERE IS AN OVERSIZED 2 CAR GARAGE AND A UTILITY STORAGE BUILDING IN THE BACKYARD. THIS ALL SITS ON 3 LOTS WITH PLENTY OF ROOM TO BUILD ANOTHER BUILDING OR EVEN ANOTHER HOUSE. THIS WOULD MAKE A GREAT FAMILY HOME, JUST ACROSS THE STREET FROM THE ELEMENTARY SCHOOL. COME TAKE A LOOK!

**PREVIEW SHOWING
(REAL ESTATE ONLY)
MONDAY • OCT. 17 • 4 TO 6 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 Nov. 23, 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**

PERSONAL PROPERTY

CAR:

1984 CHEV. IMPALA, 4 DR. SEDAN, NEEDS TRANSMISSION WORK.

APPLIANCES & ELECTRONICS:

G.E. REF W/TOP FREEZER • G.E. REF, OLDER MODEL BUT WORKS GREAT • CHEST TYPE DEEP FREEZER • FRIGIDAIRE ELECT. KITCHEN RANGE • MAYTAG AUTO CLOTHES WASHER, LIKE NEW • KENMORE AUTO CLOTHES DRYER • MICROWAVE OVEN • SEVERAL SMALL ELEC. KITCHEN APPLIANCES • EMERSON FLAT SCREEN TV W/STAND & WALL MT., NEW • PORTABLE TV • STEREO W/ SPEAKERS • "BOOM BOX" RADIO/STEREO

FURNITURE

LIVING ROOM HIDE-A-BED, QUEEN SIZE, NICE • 2 RECLINER CHAIRS • OCC. LIVING ROOM CHAIR • SMALL SWIVEL ROCKER • LARGE DINING ROOM TABLE, LEAVES COME OUT AND IT MAKES A SMALL ROUND TABLE, NICE • ANTIQUE WOOD KITCHEN DROP LEAF TABLE • TV STAND • 2 MICROWAVE STANDS • BOOK SHELVES • LAMP TABLES • TABLE & FLOOR LAMPS • 6 CUSHIONED STACKING CHAIRS • 3 PC. WOOD 4 POSTER BED ROOM SET, VERY NICE COND. • STUDENT DESK & CHAIR, MATCHES THE BEDROOM SET • HOSPITAL BED W/BEDDING • QUEEN SIZE MATTRESS & BOX SPRINGS • STORAGE CABINET • SAMSONITE CARD TABLE W/6 CHAIRS.

OTHER ITEMS, UNCLASSIFIED:

WHEEL CHAIR, LIKE NEW COND. • 2 WALKERS • WALKING CANES & OTHER HEALTH CARE ITEMS • ROLLING CLOTHES RACK • CLOTHING HANG UP BAGS • LOTS OF VERY NICE LADY'S CLOTHES, SIZE 12 OR MEDIUM • BEDDING & LINEN • PICTURES & HOME DECOR • POTS & PANS • SEVERAL PIECES OF MAGNALITE COOKWARE • DISHES & GLASSWARE, SOME COLLECTIBLE • TABLE WARE • CHILD'S HIGH CHAIR • DOLLS & CRAFT ITEMS • LUGGAGE • NEW PAINT • SMALL PET CARRIER • OLD BOOKS & MAGAZINES • PICNIC COOLERS • LOTS OF CLEANING SUPPLIES • ALUMS EXT & STEP LADDERS • POWER LAWN MOWER • LEAF BLOWER & WEED TRIMMER • WHEEL BARROW • YARD & HAND TOOLS.

PLUS MUCH MORE !!

TERMS: CASH OR GOOD CHECK, MAJOR CREDIT CARDS DAY OF AUCTION. EVERYTHING SELLS AS IS, WHERE IS AND ALL SALES ARE FINAL.

**SELLERS:
PAUL & MAXINE
DASHNER ESTATE**

.....
The Dashner Living Trust
Paulette K. Hasser, Trustee



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P.O. BOX 551 • LAMAR, COLORADO 81052

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Jim Civis
AUCTIONEER/BROKER
719-336-5117 OFFICE
719-940-5117 CELL



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