

Real Estate & Personal Property



AUCTION



Saturday August 14th - NOON
10199 Singer Lane, Rye, CO 81069

Directions: From I-25: Take Exit 74, then west 8.37 miles on State highway 165. Turn left onto Boulder Ave/County Highway 271. Go .14 miles to Main St then turn right onto Main St. Go west on Main (becomes Park Rd) .53 miles to Singer Lane. Turn left onto Singer Lane and then go .36 miles to Auction Site.

Real Estate Sells First!



2 Bedroom/2 Bath on 1.26 Acres Built in 1958

Beautiful View!

Real Estate Terms: TAXES: 2020=\$1039.60 **Parcel #'s:** 4836412008 **Legal Description:** See Title Commitment as prepared by Land Title, Pueblo, CO. **An Earnest Money Deposit** of \$2,500 will be required the day of the auction & be credited toward the purchase price. **Title** will be by special warranty deed & title insurance subject to restrictions, reservations & easements, if any now existing on the property. **Closing Date & Possession:** Closing will take place on or around August 31, 2021 at which time the purchaser shall pay the balance of the total purchase price & their share of the closing costs. Possession will be at closing. **We Urge All Bidders** to have any inspections, appraisals or other professional opinions done prior to the sale. **Real Estate Sells "As Is" in it's Current Condition.** Heart G Auction makes no guarantees as to the the property & is acting as a bid caller only. The successful high bidder will be required to sign the approved real estate purchase agreement & present the earnest money deposit immediately upon the conclusion of the bidding. The winning bid is irrevocable & subject to seller acceptance. The Earnest Money is non-refundable if the seller accepts the winning bid. **Buyer Broker:** No comp fee will be paid to any Real Estate Broker working with their buyer. The Real Estate sale & closing will be conducted through BuxmanKwitek, P.C. 601 N Main St, Ste 200, Pueblo, CO 719-544-5081. Contact Linda McMillan at their office for details or questions about the purchase.



Upright Air Compressor
25G 5 Horse Air Compressor
Old Trunk - Tools - Copper Pipe
Compound Bow - Tires
Approx. 35 Boxes New Floor Tile
4' x 8' Sheets of Plywood
4' x 8' Sheets of Foam Insulation
Scaffolds - Cement Mixers
Post Hole Diggers
Railroad Ties - Riding Mowers
Mower Attachments - Vice

Craftsman Snow Blower
Small 1 Axle Trailer
Toyota RAV 4 - Tool Box
Totota Tacoma (Parts Truck)
Honda Car Pickup Rack
Pickup Rack - Push Mower
42" Craftsman Riding Mower
8' Long Corrugated Tin
PLUS MANY, MANY MORE
ITEMS TOO NUMEROUS
TO MENTION!



Terms for Personal Property: Cash, a Good In-State Check or CC (3% CC Fee) - Seller: John A Salazar Estate

Everything Sells As Is/Where Is!

All Sales Final!

Absentee Bidding Welcomed!

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE!

Not Responsible for Accidents, Lost or Stolen Items.



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