



ABSOLUTE AUCTION



REAL ESTATE & PERSONAL PROPERTY

Everything Sells Regardless of Price!

Sat Nov 13th 10:00 AM – Real Estate Sells First
1003 Wansted, Eads, CO (Corner 10th & Hwy 287)

Real Estate Auction Preview Sat Oct 30th 10:00 AM

REAL ESTATE TERMS: Schedule: 11111240. Lots 1 & 2 Block 10. Homestead Taxes for 2020: \$247.58 **An Earnest Money Deposit** of \$2,000 will be required the day of the auction & be credited toward the purchase price. **Title:** Title will be by special warranty deed & title insurance subject to restrictions, reservations and easements, if any, now existing on the property. **Closing Date & Possession:** Closing is scheduled for Friday November 19th at 10:00 AM at Kiowa County Abstract, 1304 Goff, Eads, CO at which time the purchaser shall pay the balance of the total purchase price and 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 bidding on the property on auction day. The property is being sold at absolute auction. Any absentee offers made prior to the auction must be submitted on a Colorado approved contract with the required earnest money and it will be considered a bid to be disclosed at the auction. **The REAL ESTATE sells "AS/IS" in it's current condition.** The successful high bidder will be required to sign the approved real estate purchase agreement and present the **NON-REFUNDABLE** earnest money deposit immediately upon the conclusion of the bidding. The winning bid is irrevocable. No broker participation is being offered. The Real Estate sale and closing will be conducted through Heart G Realty, 603 Oak Ave, La Junta, CO 81050. Contact Greg Storey at 719-384-4797 for details about the purchase.



PERSONAL PROPERTY INCLUDES:



- 1994 GMC 1/2 Ton SLT PU
- 1998 Chevy Lumina Auto 3.6L
- 50's Drop Leaf CromeCraft Style Table
- Quilting Supplies/Misc. Quilting Items
- Vintage Luggage - Games & Toys
- Keystone Commander 8MM Projector
- Antique Doll Collection
- Indian Doll Collection
- Books + Shooting Sports Books
- Xmas Decorations - Pictures
- Lots of Garden Tools & Supplies

- Misc hand & Power Tools
- Chests - Dressers
- Head Board - Small Desk
- Bookcase - Lots of Misc Chairs
- Entertainment Center
- Sofa & Matching Loveseat
- End Tables - Misc Furniture
- PLUS A LIFETIME OF MISCELLANEOUS ITEMS & SUNDRIES TOO NUMEROUS TO MENTION!**

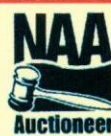
Personal Property Terms: CASH, CC or a Good In-State Check
Sellers: Hazel Kruger, David, Karen & Monte Krueger & Others

3% Credit Card Processing Fee! Absentee Bidding Okay! Not Responsible for Accidents, Lost or Stolen Items. No Unannounced or Shill Bidding on Seller's Behalf!



Greg A Storey, AARE
Heart G Auction & Realty

603 Oak Ave, La Junta, CO 81050



www.heartg.com

heartg@centurytel.net

Office: 719-384-4797 Cell: 719-469-2431 Text: 719-469-0411

Auction Manager: Joel McCoin 719-688-0253