

AUCTION

Real Estate & Personal Property

1021 San Juan, La Junta, CO
Sat Aug 27th 10:00 AM
Real Estate Sells First

Real Estate Previews Noon Fri Aug 12th or 10AM Sat Aug 13th

Great 3 Bedroom/ 2 Bath Home on 2 Lots with Large Double Garage and More!

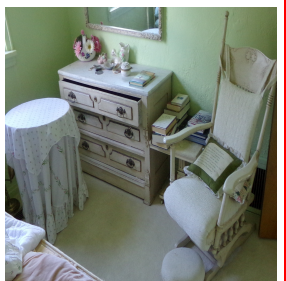
REAL ESTATE TERMS: The property is being offered "Subject to Seller Acceptance". Parcel 1: 464311236008 & Parcel 2: 464311236009. Both Parcels will be combined and sold as one unit. Contact office for legal description. Taxes for both parcels are \$610.62 w/o the senior exemption. **An Earnest Money Deposit** of \$3,000 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 September 2nd at 2:00 PM at Otero County Title, 115 W 3rd St, La Junta, 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. Any absentee or Pre-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. A 2% broker participation fee is being offered for any broker that registers their buyer 24 hours before the auction and accompanies their buyer to the auction. 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:

2002 Chrysler Concorde LXI
(Loaded – Nice – Sm Hail Damage)
Large Wrap Around Sofa
2 Sleeper Sofas – End tables
Hall Table - Recliner - Lamps
Octogon End Tables - Office Items
Tall Display Case – Glassware
Corner Display Case–Ladies Vanity
Lots of Books - Old 78 Records
Old Guitar - Electronics
Golf Clubs – Seeder/Spreader

Indian Artwork/Prints
Costume & Other Jewelry
Platform Rocker – Dressers
Wurlitzer Organ - Chairs
Secretary - Desks - TV's
Lane Cedar Chest – Dolls
Hand Tools - Other Tools
Gas Lawn Mower - Ladders
**PLUS MANY, MANY MORE
ITEMS TOO NUMEROUS
TO MENTION!**



Personal Property Terms: CASH, CC or a Good In-State Check
Seller: Harrison R McCune Estate

LUNCH AVAILABLE

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

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