

MOVING AUCTION

Selling a 4 Bed Home & Personal Property

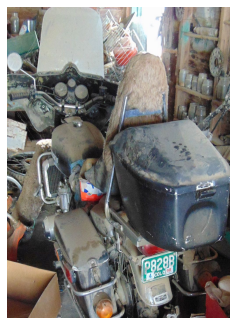
116 Seeley, North La Junta
Sat February 16, 2019 at 10:00 AM

East of Main on Highway 194 1 Block to Oak & Then South to Seeley & East to Auction

The Real Estate Sells 1st. Real Estate Sale & Closing Will Be Conducted By Heart G Realty

Real Estate Auction Preview Noon Feb 2nd or by Appointment Only!

REAL ESTATE TERMS: Taxes: 2018 = \$271.52 Total. Parcel #: 464301206007 Legal Desc : See Title Commitment
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 warranty deed & title insurance subject to restrictions, reservations, easements, if any, now existing on the property. **Closing Date & Possession:** Closing is scheduled for 2/22/19 at Otero Title, 115 W 3rd St, La Junta, CO 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 bidding on the property on auction day. Property is being offered subject to prior sale. **SALE IS SUBJECT TO SELLER ACCEPTANCE!** Any absentee offers made prior to the auction must be submitted on a Colorado approved contract with the Earnest Money and they will be considered a bid to be disclosed at the auction. **REAL ESTATE sells "AS/IS" in its current condition.** Heart G Auction Service makes no guarantees as to the property and is acting as a bid caller only. **The Successful High Bidder** will be required to sign the approved real estate purchase agreement and present the earnest money deposit immediately upon the conclusion of the bidding. The winning bid is irrevocable. **Broker Participation Invited:** A comp fee equal to 2.40% of the high bid price will be paid to the real estate broker acting as a buyer broker or a transaction broker whose client pays for and closes on the property. Brokers must notify the listing broker 24 hours prior to the time of the auction with the name(s) of their clients and attend the auction with their buyer in order to be paid. Real Estate sale & closing will be conducted through Heart G Realty, 603 Oak Ave, La Junta, CO 81050, 384-4797. Contact the listing broker for details about the purchase. **NOTE: The Real Estate sale DOES NOT include the lot west of the home. The lot is currently leased from Otero County for 99 Years for \$1 and the buyer may apply to the County for this lease. Contact our office or Otero County Engineer for details on leasing the lot next door.**



'77 Gold Wing 1000 Motorcycle
 '73 Suzuki Grand Tour Motorcycle
 Yamaha 125 Dirt Bike for Parts
 Yamaha 100 Dirt bike for Parts
 Motorcycle Frame – Unknown
 Motorcycle Lift Jack
 Several Coleman Camping Items
 2 Log Pot Belly Stove
 MTD 125H Riding Mower
 Troy Built Riding Mower
 2 Push Mowers
 Antique Craftsman Lathe
 2 Step Ladders
 Tractor Seat Stool
 Wheel Barrow
 Ladder Rack for Sm Pickup
 Pipe - Bench Saw
 2 Man Hand Saw
 Frigidaire 21.2 C.F. Upright Freezer

TV Stand - Chairs
 Recliner Sofa
 200 Yr Old Upright Piano
 Emerson Microwave
 Books – Encyclopedias
 Electronics - Turntable
 Double tape Player & Stand
 Antique Chest - Lamps
 Christmas Decorations
 Antique Drill Press
 Large Snow Sled
 Old Frazier Saddle
 Bareback Rigging
 A/C Gauge Set
 Chain Saw
 Gun Case – Mini Trampoline
 Quilt & Shams - Clocks
 Religious Items
 Many Misc Tools

Love Seat - Luggage
 Board Games – Ironing Board
 Computer Desk
 Electric Typewriter
 Exercise Bike - Desk
 Bissell Carpet Cleaner
 Garage Door Opener
 Style House Fine China Set
 Men's Bachelor Wardrobe
 King Sized Bed & Dresser
 Chest - Purses
 Folding Chairs
 Wheel Chair - Walker
 Power Wheel Chair
 Oak Express Table w/4 Chairs
 Post Hole Diggers
**PLUS MANY, MANY MORE
 ITEMS TOO NUMEROUS
 TO MENTION!**

Terms: Cash, Credit Card (3% processing fee) or a Good in State Check. Lunch Available

Contact our Office for a Real Estate Bidders Packet.

Sellers: Dale & Betty Cross

Property Sells As Is/Where Is.

All Sales Final.

Absentee Bidding Welcomed!

POSITIVELY NO UNANNOUNCED SELLER BIDDING!

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE!

Not Responsible for Accidents, Lost, Damaged or Stolen Items.



Greg A Storey, AARE

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