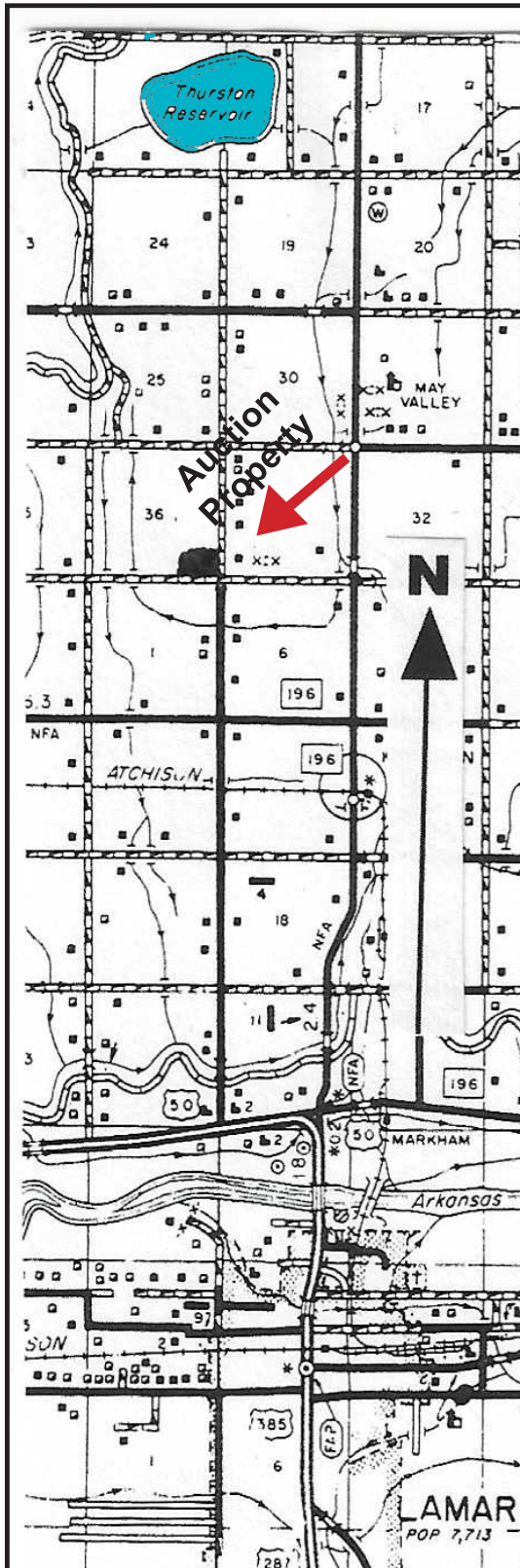


REAL ESTATE AUCTION

Lamar, Colorado

ADDRESS: 37029 C.R. 7 **DIRECTIONS:** From Lamar go 1.5 miles on Hwy 287/50 to C.R. 7 (truck stop corner) then 4 miles north on C.R. 7.

**FRIDAY
SEPT. 15
2023
9 AM**



REAL ESTATE (sells first at 9 AM)

LEGAL DESCRIPTION: 2nd amended 1st sub of the SE 1/4, Sec 36, T. 21S, R 47 W of the 6th PM. **TAXES:** \$187.84 for the year 2022.

GENERAL DESCRIPTION: This property consists of 7.22 acres and is in an excellent location. It is only 5 miles from Lamar, 3 miles to Thurston Reservoir (Great fishing and boating) and there is a paved road from Lamar or Wiley all the way to the property. There is also a May Valley Water Membership that will go with the property. Lots of trees and a house of 1040 sq ft. The shop building and other our buildings are in poor condition and in need of repair. Excellent opportunity for the right person.

Preview Showing
real estate only
Monday
September 11,
2-4 PM

TERMS: A non-refundable \$5,000. deposit as earnest money will be due at the conclusion of the real estate auction with the balance due at closing.

CLOSING & POSSESSION: Closing will be on or before October 5, 2023. Possession will be on November 10, 2023 or earlier if all parties agree.

TITLE & WARRANTY: Title will be by Warranty Deed and Title Insurance through Bison Title CO. Property and all inclusions sell AS IS with all faults without exception or contingencies and is subject to restrictions, reservations, or easements, if any, now existing with the property.

BROKER'S NOTE: If financing is needed to purchase this property or appraisals, inspections, or other professional opinions needed, this MUST be done prior to the auction. Information was gathered from sources deemed reliable, but the bidders/buyers MUST execute their own due diligence. Announcements made sale day take precedence over advertising or previous statements.

Listing Broker: Jim Cavis d/b/a Cavis and Company. Phone 719-940-5117.

Other broker participation is welcome.

Call for information on how to participate.

NOTE: This auction will be held in conjunction with the personal property of shop equipment and collectible/classic cars. September 15 & 16. Complete auction information and pictures on the web site.

www.jimcivisauctions.com

SELLER: ALEX DIETERLE JR.

Jim Cavis

AUCTIONEERING
d/b/a Cavis and Company

"Serving The Auction Industry With Integrity Since 1971"

719-940-5117 cell • 719-336-5117 office

(if no answer, leave message)

civisjim@gmail.com

www.jimcivisauctions.com