

# FARMER - STOCKMAN REALTY & AUCTION, LLP



## Real Estate Auction

**112 X 72 ft round top building on 1.751 acres  
m./l - MINERALS**

**Wednesday - February 20, 2019 at 1:00 P.M. MST**

**Location: Towner, Colorado at**

**Highway 96, 1-block South on Road 78.25**

**LEGAL DESCRIPTION:** Lots 2-3-7-7-10-11-14-15-18-19-22-23-24-25-26 South 61 ft of Lot 27, Block 2, Bennetts Addition, Towner, CO

**TOTAL LAND AREA:** 1.751 acres more or less

**DESCRIPTION OF PROPERTY:** 112 X 72 ft, 8064 sq. ft round top building, steel frame, vinyl fabric cover, elec roll up shop door, walk thru door, dirt floor with gravel

**UTILITIES:** Domestic well, 110-220 volt electricity, septic system

**SURVEY:** Any survey of the property will be at the option and expense of the buyer. However, the results of said survey will not create a contingency.

**TERMS:** 10% down the day of the auction. Balance at closing, in certified funds, on or before March 12, 2019

**POSSESSION:** At closing

**ACCEPTANCE OF BIDS:** The successful bidder will be required to enter into a Colorado approved contract following the auction.

**EVIDENCE OF TITLE:** Seller will provide the Buyers a title policy in the amount of the purchase price

**SEVERED KIOWA COUNTY, COLORADO MINERALS:** An undivided  $\frac{1}{2}$  interest in and to minerals and mineral rights in and under the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 20 and the SW  $\frac{1}{4}$  of Section 21, Township 19 South, Range 44 West of the 6th Principal Meridian, Kiowa County, Colorado. 120 mineral acres more or less. It does not appear that the minerals are leased.

**BROKER NOTE:** GN Bank as the Personal Representative and Farmer-Stockman Realty and Auction, LLP make no warranties or guarantees. The property is sold in its present and as-is condition. Property is sold subject to all easements, right of ways and restrictions. All boundaries and acreages are approximate. The Buyers are responsible for their own inspections and using due diligence regarding facts about the property. Announcements at the auction shall take precedence.

**SELLER:** G N Bank, Personal Representative for Gregg Brakey

**AUCTION CONDUCTED BY:** Farmer-Stockman Realty and Auction, LLP

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