

ABSOLUTE REAL ESTATE AUCTION

TUESDAY
MARCH 1
1 PM

HASWELL, COLORADO

207 MAIN STREET

**3 BEDROOM HOME ON 4 LOTS, ATTACHED 2 CAR
GARAGE, FENCED YARD, 3 STEEL GRAIN BINS, PLUS
MUCH MORE.**

LEGAL DESCRIPTION: Lots 3-4-5-6, Block 2, Town of Haswell, Kiowa County, Colorado. **TAXES:** \$301.56 for the year 2015. **GENERAL INFORMATION:** This is a 3 bedroom home, 1 1/4 bath, consisting of 1536 sq. ft. plus a 480 sq. ft. 2 car attached garage. The garage has finished walls & ceiling. The home sits on 4 lots with a chain link fenced yard. There is a large utility room, nice kitchen with flat top built in range, double oven, dishwasher, and lots of cabinet & counter space. There are 6 ceiling fans through out the home and it is heated by base board hot water heat. Included are 3 metal grain bins with flat concrete floors located toward the back & side of the property with access from the alley.

PREVIEW SHOWING
MONDAY • FEBRUARY 22 • 2-4 PM

TERMS: A non refundable earnest money deposit of \$5,000.00 will be due at the auction when the successful bidder is announced. The buyer will be expected to sign and auction purchase agreement at the conclusion of the real estate auction. The earnest money will be credited toward the purchase price at closing. The balance will be due in certified funds at closing. All closing costs, including title insurance will be split 50/50 between the buyer and seller. **CLOSING & POSSESSION:** Closing will be on or before March 31, 2016 and possession will be at closing. **TITLES & WARRANTIES:** Title will be by warranty deed and title insurance. Property and all inclusions sell as is, where is, with all faults without exceptions or contingencies and is subject to reservations, reservations, or easements, if any now existing with the property. **BROKER'S NOTE:** If the bidders which any appraisals, inspections or other professional opinions it MUST be done prior to the auction. If financing is required for you to buy, this MUST be arranged for prior to bidding on the property. Information was gathered from sources deemed reliable, but bidders/buyers are urged and MUST do their own investigation and execute their own due diligence. Announcements at auction take precedence over all advertising and previous oral statements.

OWNERS: GNB MORTGAGE COMPANY



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