

Real Estate and Personal Property Auction

311 S 1st Street - Lamar, CO

Saturday
Sept. 26,
2026
9AM



REAL ESTATE (SELLS FIRST AT 9 AM)

LEGAL DESCRIPTION: Lot 4, Block 10, J.W. Bent's Cottage Place addition to the town (now city) of Lamar, according to the recorded plat thereof, Prowers County, Colorado. **TAXES:** \$570.10 for the year 2025. **GENERAL INFORMATION:** This is a 2,517 sq. ft. home on a large corner lot (1st & Oak St.). There is a 12' x 18' storage building in the back. The back yard has a privacy fence. The home is 3 bedroom, 2 bath, spacious kitchen with maple cabinets and lots of counter space, a breakfast nook, formal dining room, large living room with fireplace, great room w/ bar. One of the bedrooms has a huge walk in closet which could be a nursery or home office. Six ceiling fan lights through out the home. Forced air heat with a Trane central air conditioning system. Metal roof. The basement is partially finished. Here is an opportunity, don't miss it.

PREVIEW SHOWING

Friday • September 18 • 4-6 PM

TERMS: A nonrefundable \$5,000.00 earnest money deposit will be due when the highest bidder becomes the successful buyer at the auction. This will be credited toward the purchase price at closing. All closing costs, including title insurance will be split 50/50 between buyer and seller. **CLOSING & POSSESSION:** Closing will be on or before Oct. 26, 2026 and possession will be at the time of closing. **TITLES & WARRANTIES:** title will be a Personal Representative Deed and title insurance. Property and all inclusions sell as is with all faults without exception or contingencies and is subject to restrictions, reservations or easements that will be with the property. **BROKER'S NOTE:** If bidders wish any appraisals, inspections, or other professional opinions this **MUST** be done **PRIOR** to the auction. If you require financing to purchase this property, this **MUST** be arranged for **PRIOR** to bidding at the auction. All information was gathered from sources deemed reliable, but bidders/buyers are urged and **MUST** execute their own due diligence. **ANNOUNCEMENTS AT THE AUCTION TAKE PRECEDENCE OF ALL ADVERTISING OR PREVIOUS STATEMENTS!**

JIM CIVIS - BROKER

**Vehicles • Mechanic
Shop Tools • Furniture
Appliances • Antiques**

**NOTE: THIS AUCTION WILL SOLD IN
LARGE LOTS BY THE ROOM**

These items will be sold individually

2000 Dodge 1500 Pick up • 1997 Dodge 2500 Ram Van - 1995 Ford Taurus car • Amana Elec. range • Estate side-by-side refrigerator/freezer • Matching Maytag washer/dryer • Mana 5 hp snow blower (used very little) • Craftsman air compressor • Delta 8" 2 stone bench grinder on stand • Skill 10" table saw, excellent cond • There maybe a few other items. **BULK LOTS:** The storage building in the back yard is full of mechanics hand tools, power tools, rolling tool box, yard tools and a lot of related items. This building will be sold in it's entirety as one lot. All the rooms in the house are full and will sold by the room as one lot. 9 rooms plus the basement plus the closets. A highlight of a few of the items in the house are . . . Living room furniture, dining room furniture, king bed, combo safe, TV's, mechanics tools, bar stools, bar items, office furniture, office equipment. **NOTE:** One bedroom has lots of new interior, exterior, bi-fold, screen doors, etc. There is way too much to itemize. This auction will be a great opportunity, Don't miss it.

NOTE TO THE BUYERS: You will have several days to remove your purchases. You will be responsible for your purchases and take only what you bought but take all of that lot or room that you bought. Be respectful to the buyer of the real estate as not to damage their property. If you damage the property you will be responsible to repair the damage.

TERMS: Cash or good check. We take credit cards with a 5% fee added. Everything sell **AS IS, WHERE IS** and all sales are final. Picture ID required to bid. If buying for resale a copy of your tax license must be on file in the auction office.

Owner:

The Thomas E Idler Estate

Jim Civis
AUCTIONEERING
d/b/a Civis and Company

"Serving The Auction Industry With Integrity Since 1971"

719 940 5117 cell

if no answer, leave message

civisjim@gmail.com

www.jimcivisauctions.com

D/M AUCTION
D/M AUCTIONS
Marcus Stegman

719-529-9038

www.dmauctioneers.com