

POWELL ESTATE AUCTION REAL ESTATE & MACHINERY

9132 Woodland Dr., Longmont, CO

From Hwy 287 & Hwy 66, west 1½ miles to
Hover Road, north 2 miles to Woodland Dr.,
then west ½ mile to the residence.

**SATURDAY,
APRIL 30, 2011
10:00 AM**



REAL ESTATE SELLS AT 10:00 AM SHARP!

PARCEL 1 - Lots 1 and 2 consist of 3 acres and the main residence with approximately 2800 SF and a 980 SF attached garage with 3 bedrooms and 3 baths. A smaller residence with 980 SF and a 768 detached garage, along with other outbuildings.

Suggested opening bid - \$370,000

PARCEL 2 - Lot 3 - 41 acres with water rights. It has a 4.6 acre building site and Outlot A consists of 36.75 acres and a large hay shed. There is a conservation easement on Outlot A, so a residence cannot be constructed on this parcel. Water rights include 1 share of Highland Ditch, 24 units of NCWCD, 4 shares of Lake McIntosh Reservoir and ¼ share of irrigation rights from the Hessler Slough. Sale of NCWCD water is subject to approval of CBT board of directors. This parcel sells complete with side roll sprinkler and water pumping unit.

Suggested opening bid - \$565,000



OPEN HOUSE
Sunday, April 3
Sunday, April 17
1:00 - 4:00 PM

The bids on each parcel are subject to approval of the Powell Family trust. A decision will be given within 72 hours of auction. 10% earnest money is required day of auction in the form of personal check to be cashed within 24 hours of notification of acceptance of the bids. Balance in certified funds due at closing on or before June 15, 2011. Broker registration forms for broker participation are available and must be completed 24 hours prior to the auction. Possession given at closing.

MACHINERY & PERSONAL PROPERTY

(Machinery sells immediately after real estate)

JD 4230 with loader and grapple
Branson 5530 tractor w/ BL30 loader (near new)
Ford 1700 MFWD tractor
Aerway 15' pasture aerator
Elec hydraulic 15' gooseneck grain trailer
NH 1499 Haybine, 12'
Hesston 565A round baler
NH 276 baler
1998 Sunnybrook RV trailer, slide out
Livestock scale
Calf table
IHC 3 pt spinner plow
Big Squirt water gun
Pipe trailer
Powder River creep feeder
3 pt V ditcher
18' flatbed trailer
Cattle scratcher
Ford 3 pt 7' blade
JD 17 x 7" SD grain drill
3 pt 7' disk
Kuhn 3 pt single tedder rake (project)
Howse 5' 3 pt mower
Servis 3 pt PHD
3 pt HD ditch closer
Blattner B bar D chute and alley
Ford Falcon (project)
2 round bale feeders
2 fuel tanks
Misc items too numerous to list



These items are being sold to settle the estate of Murray and JoAnn Powell. This is a great opportunity to purchase Boulder County property with water rights at auction. Inspection of machinery Friday, April 29, and day of auction only. Loader available sale day only. Don't miss this one See you there.

Announcements sale day
supersede all printed material.
Cash or good checks only.
No plastic.
Loader available sale day only.



(970) 221-4300
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