

2- GREAT MOUNTAIN VIEW BUILDING SITES

Rio Grande National Forest area

No Minimums * No Reserves

South Fork CO.

Auction



Saturday July 10th 10AM MST

Auction Location: Jackson St & HWY 160, South Fork CO

Only minutes to championship golf at the widely acclaimed Rio Grande Club where it was voted one of the top ten mountain golf courses by Golf Digest; trophy hunting for elk, mule deer, black bears, mountain lions, and other species of wildlife; gold medal and trophy trout fishing in the Rio Grande River as well as hundreds of miles of other creeks, streams, and reservoirs; many more miles of four wheeler trails; and skiing at Wolf Creek ski area which is only 17 miles from town and boasts the most snow in Colorado on a consistent basis!

**United
Country®**

Premier Brokers

719.850.5042 866.874.7100

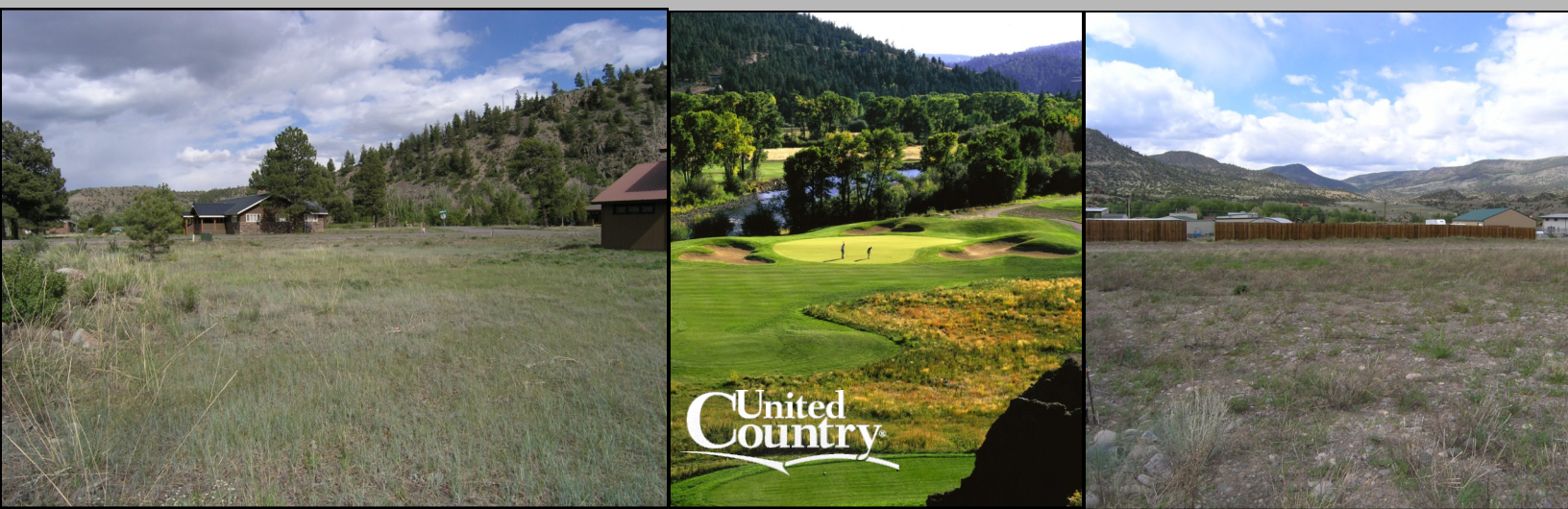
Auction Conducted By: Lippard Auctioneers, Inc.

www.PremierBrokers-SouthFork.com

www.LippardAuctions.com



Directions to property: Highway 160 west from Walsenburg, Colorado, approximately 105 miles to the town of South Fork, Colorado. Go 1/4 mile west of the Texaco station (which is located on the south side of the highway and on the east end of town) to Jackson Street which is on the west side of the UC- Premier Brokers office. Go south on Jackson street approximately 1/4 mile to the end of the road and you will see the Jackson Heights subdivision sign. Turn left on Sawmill street and travel 1.5 blocks. Both lots to be auctioned are on the north side of Sawmill drive (on your left).



These really nice lots have great views of the mountains from the front (south) and a privacy fence on the back! There is a private water system, city sewer system, and electric and telephone to the lot lines. The lots are level and have paved year around access! All utilities are present so you can begin to build now!

South Fork is a wonderful tourist community with cool summers and fun filled winters! A great place to retire or raise a family in the safety of small town atmosphere! Each lot will be offered separately.

Legal Description: Lot 38, Jackson Heights Subdivision, which is a total of 15,836 sqft in size, & Lot 51 is 14,864 sqft in a platted subdivision in the city limits of South Fork, Colorado. It does have a central water system, central sewer system, electricity, phone lines, and is on paved roads. There is an annual homeowners fee of \$120.00 per year and there are covenants.

Internet Bidding: will be available on real estate, by logging on to www.proxibid.com/lippard

Auction Terms: 10% Buyers Premium will be added to the highest bid price to determine the total contract price. Ten percent (10%) of the total contract price (down payment) will be due immediately after being declared the Buyer of the real estate. Balance due at closing. Possession will be given at closing.

Property Conditions and Disclaimer: Property is being sold "AS IS" with no warranties either expressed or implied. Neither Seller, Auction Company, or Broker is responsible in the event of loss signal to internet bidders. All information is taken from sources believed to be reliable; however, no guarantee is made by the Seller, Auction Company, or Broker. All information is taken from sources believed reliable; however, no guarantee is made by the Auction Company or the Seller. Buyers should satisfy themselves as to any inspections prior to bidding. Any announcements made day of the auction supersede all advertising.





0022 Jackson St & HWY 160
South Fork CO 81154

Excellent Opportunity!

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