

**Invest in Longmont, Boulder County Colorado Real Estate NOW!**

**11.33± Longmont Colorado Development Acres Zoned PUD-R**

**PUBLIC AUCTION**

**Sells at ABSOLUTE Auction!**

**To Settle The Estate of Maxine Skeffington.**

**No Minimum Bid!**  **No Reserve Price!**

**This Colorado Development Property Sells to the Highest and Best Bidder Auction Day!**

**12:10 PM - Tuesday, November 10, 2009**

**The Northeast Corner of St. Vrain Road (E 9th Ave.) & Pace Street • Longmont, Colorado 80501**

The Personal Representatives of the Estate of Maxine Skeffington hired us to sell this valuable Longmont, Colorado development property to the highest bidder at **ABSOLUTE AUCTION** with **NO MINIMUM BID** and **NO RESERVE PRICE**. This property will sell Auction Day. The property is located at the northeast corner of the intersection of St. Vrain Road (East 9th Avenue) and Pace Street on the east side of Longmont, Colorado. This property is annexed to the City of Longmont, Colorado, zoned PUD-R and is ready to be developed. This property has tons of potential. This property would also be suitable for churches, private schools and more. Now is the time to be buying Colorado property. Do not miss this Absolute Auction.

This property will be offered for sale at **Public Auction** on **Tuesday November 10, 2009 at 12:10 PM**. The Auction will be conducted onsite at **940 North Pace Street, Longmont, Colorado 80501**.



Plan to arrive at least thirty minutes prior to the Auction so you can register for a bidder number. Buying real estate at auction is fun, fair and easy. Familiarize yourself with the terms of the Auction at [www.whitleyauction.com](http://www.whitleyauction.com). All you need to register to bid is the deposit of \$50,000 and a photo ID.

If you need to arrange financing, please do so in advance of the Auction. Get pre-qualified so you know how much you can spend. Be ready to take advantage of this opportunity. This is a sale with no contingencies. Once the Auction is opened, this property will sell to the highest bidder on the day of the Auction. Someone could get a fantastic deal on this property. That someone could be you!

**DO NOT MISS this Absolute Auction.**

**See complete details and over 50 photos at: [www.whitleyauction.com](http://www.whitleyauction.com)**

**Fantastic Location • Annexed to the City of Longmont, Colorado • Zoned PUD-R • Numerous Uses**

**ROCKY MOUNTAIN**  
**RMEB**  
**ESTATE BROKERS**

These Very Desirable 11.33± Acres Sell At  
**ABSOLUTE AUCTION**

No Minimum Bid! No Reserve Price! It All Sells!  
**12:10 PM TUESDAY NOVEMBER 10, 2009**

Numerous Uses • Annexed to City of Longmont • Zoned PUD-R  
Sells To Settle Estate • It All Sells To The Highest Bidder!

**ROCKY MOUNTAIN**  
**RMEB**  
**ESTATE BROKERS REALTY LLC**

Learn more & download property information package at:

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# ROCKY MOUNTAIN ESTATE BROKERS

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**See complete details, terms, maps, photos and more at: [www.whitleyauction.com](http://www.whitleyauction.com)**

*This is a once in a lifetime opportunity! Do not miss this Absolute Auction*

**Prime Development Land Close To Boulder, Colorado.**

**11.33± Longmont Colorado Development Acres**

Annexed to the City of Longmont and Zoned PUD-R

# ABSOLUTE Auction!

**12:10 PM - Tuesday, November 10, 2009**

**940 North Pace Street, Longmont, Colorado 80501**

*The Northeast Corner of St. Vrain Road (E 9th Ave.) & Pace Street, Longmont, Colorado 80501*

**Can't Make It To The Auction?**

Pre-approved internet and  
absentee bids accepted



### AUCTION INFORMATION AND TERMS:

Buying real estate at Auction is fun, fair and easy. All potential buyers are urged to attend the property tours and inspect the property. A Property Information Package containing the contract to buy and sell, a sample title insurance commitment, property disclosure and other documents will be available at the property tours or it may be downloaded at [www.rmebrealty.com](http://www.rmebrealty.com). It will be continually updated until the day of the auction. The property sells with no contingencies for financing, inspections of any kind or anything else so arrange your financing now. If you desire to have any inspections, surveys or appraisals completed, at your cost, we will assist you in any way we can. Make your inspections now and get ready to place your best bid. \$50,000 in cash or a certified or cashier's check, made payable to you, is required to receive a bidder's number and to bid at the Auction. The successful bidder's money shall be retained as a non-refundable deposit with the balance to be paid on closing in 30 days or less. All other bidder's deposits will be immediately returned to them at the conclusion of the Auction. A standard 10% buyer's premium applies to this sale. (10% shall be added to the high bid price to determine the contract price) Seller will convey the property by General Warranty Deed free of all liens and encumbrances. Property taxes and utilities will be prorated to the day of closing. Full terms will be available in the Bidder Information Packet, at the Auction and the preview. All announcements Auction day take precedence over any other. This property will sell to the highest and best bidder on Auction day. See you there! In case of severe weather, check [www.rmebrealty.com](http://www.rmebrealty.com) for possible Auction location changes.

### BROKER'S & AUCTIONEER'S DISCLAIMER:

This property sells As Is-Where Is with no guarantees or warranties of any kind. All information contained here was derived from reliable sources believed correct, but is not guaranteed. Buyer should verify all descriptions, condition reports, square footage, property boundaries, zoning and anything else that may determine the value of this property. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. RMEB Realty LLC, Robert Lee Johnson Broker, is handling all aspects of this transaction and has prepared and approved all advertising and marketing materials. Contact Bob at: 970-454-1010.

**Thank you for your continued business. Contact us for your successful auction. Brokers: Earn up to 3% on this sale**