



August 20, 2010

Dear Prospective Buyer:

Schur Success Realty and Auction is proud to offer the following property located at 13354 N Meridian Rd., Elbert, Colorado for public auction on Friday, October 08, 2010 at 2:07 pm. The auction will be conducted on location unless otherwise noted.

Contained in the following pages are the detailed Property Information Package, Bidder's Information Package, and other documents relating to this property. Please take time to review this material and plan to view the property on one of the scheduled Property Inspection dates. The Property Inspection dates for this property are:

Saturday, September 18, 2010 1:00 – 3:00 pm

Sunday, September 26, 2010 2:00 – 4:00 pm

Our staff is readily available to assist you with any questions you may have regarding the property or the auction process. Anyone desiring to make an offer prior to auction day may contact me at (877) 975-6789 for further information. As a reminder to real estate sales agents, associate brokers and brokers, we offer a broker participation fee. The broker registration form, and additional information about this program, is located in the section labeled "Terms and Conditions."

Thank you for your interest in this upcoming auction and we look forward to seeing you on auction day.

Sincerely,

Larry T. Deaton, AARE
President
Schur Success Realty and Auction



ATTENTION PROSPECTIVE BIDDERS

DISCLAIMER

All information contained in this and other advertisements was obtained from sources believed to be accurate. However, no warranty or guarantee, either expressed or implied is intended or made. All purchasers must independently investigate and confirm any information or assumptions on which any bid is based. Neither Auction Company nor sellers shall be liable for any errors or the correctness of information.

This property is offered for sale to qualified purchasers without regard to potential purchaser's race, color, religion, sex, marital status or national origin.

All announcements made at the auction or in the bid offering take precedence over any other information or printed matter. Property may be added or deleted without notice or penalty.

Property is sold "as-is, where-is" without representation or warranty of any kind, including any representations regarding environmental conditions and fitness for particular use, merchantability or ownership.

The auction company, broker and the seller, their successors and assigns, do not make or have not made any representation or warranty with respect to the accuracy, correctness, or completeness of the information, the contents or meaning of the information contained herein, or the valuation of the property. Any decision to purchase or not to purchase the property described is the sole and independent business decision of the potential purchaser. No recourse or cause of action will lie against any of the herein parties should purchaser become dissatisfied with its decision, whatever it may be, at a later time.