

LYLE CLARK TRUST

DRYLAND AUCTION W/ RESERVE

R&A

WEDNESDAY, SEPTEMBER 11, 2013 - 10:30 AM, MT
WASHINGTON COUNTY EVENT CENTER - AKRON, CO

1,535 +/- ac - Dryland

SW WASHINGTON COUNTY, CO

7 PARCELS - 1 COMBO

BUYERS' INFORMATIONAL MEETING

WEDNESDAY, AUGUST 28, 2013 - 10:30 AM, MT
WASHINGTON COUNTY EVENT CENTER - AKRON, CO

Watch LIVE Auction
on www.reckagri.com!!
Online Internet Bidding
Video Simulcast



FOR FURTHER INFORMATION CONTACT:
Marc Reck, Broker or Troy Vogel, Broker Associate

RECK AGRI
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TERMS & CONDITIONS

ANNOUNCEMENTS MADE BY RECK AGRI REALTY & AUCTION (HEREINAFTER REFERRED TO AS BROKER) AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR OTHER ORAL STATEMENTS.

AUCTION DATE, TIME & LOCATION: Auction to be held on Wednesday, September 11, 2013, @ 10:30 a.m., MT at the Washington County Event Center, Akron, CO.

OVERVIEW: The Lyle Clark Trust is offering their 1,535 acres of Colorado land for sale at auction. Located in southwest Washington County, Colorado, the Clark property includes 1,535 acres of Dry Farmland for Sale which is located in a highly desirable and productive farming area. The Buyer(s) will have immediate possession of the fallow land to be planted this fall. Soils consist primarily Class III soils with smaller areas of Class IV soils. The Multi Parcel Auction bidding format allows all bidders an equal opportunity to participate and purchase land of parcel sizes ranging from 149 acres to over 700 acres to add to or expand your operation and/or current investment portfolio. Some of the property being sold has been within the same family for many years and once sold, may never again be publicly offered for sale.

SALE TERMS/PROCEDURE: The "Lyle Clark Trust Dryland Auction" is a land auction with RESERVE. The Clark property to be offered as a "MULTI PARCEL" Auction in 7 parcels and 1 combo. The parcels and combo will be offered in the sale order as stated within the brochure. The parcels and combo will compete to determine the highest aggregate bid(s) acceptable to the Seller. Seller reserves the right to accept or reject any and all bids. Seller agrees not to accept and negotiate any contracts to purchase prior to auction date. Bids will be taken for total purchase price not price per acre.

SIGNING OF PURCHASE CONTRACT: Immediately following the conclusion of the auction, the highest bidder(s) will enter into and sign a Contract to Buy and Sell Real Estate (Land) for the amount of the bid. Required earnest money deposit to be in the form of a personal, business, or corporate check for 15% of the purchase price which is due upon the signing of the contract and to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Terms and conditions of the detail brochure and oral announcements shall be incorporated and made a part of the contract. Sample contract is available within the detail brochure.

CLOSING: Buyer(s) shall pay in cash, electronic transfer funds, or cashier's check (Good Funds), the balance of purchase price (purchase price less earnest money deposit), plus their respective closing costs, and sign and complete all customary or required documents at closing, which is on or before October 11, 2013. Closing to be conducted by Washington County Title and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Trustee Deed free and clear of all liens. Title insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer(s). Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations, conveyances of record and minerals reserved by Seller as shown within these Terms and Conditions; oil and gas leases of record; patent reservations; other matters affected by title documents shown within the title insurance commitment; and zoning, building, subdivision, and other restrictions and regulations of record. Title insurance commitments are available for review within the detail brochure and at the auction and title commitment and exceptions will be incorporated and made a part of the Contract to Buy and Sell Real Estate (Land).

POSSESSION: Possession of property upon closing. Or upon signing of contract and the earnest money clearing, Buyer(s) may enter onto the property and complete the necessary fieldwork to plant crops. Any completion of fieldwork and planting of crops does not constitute a farm lease. If Buyer(s) defaults and doesn't

close, all fieldwork, crop expenses, and earnest money is forfeited to Seller. If closing does not occur due to the default of Seller, Seller to reimburse Buyer(s) for fieldwork completed at custom rates and invoiced crop expenses. The tenant on Parcel #1 shall have until November 1, 2013, to store stacked feed on the property.

PROPERTY CONDITION: The prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions and the property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

WATER RIGHTS: Seller to convey all Seller's water rights appurtenant to the property.

GROWING CROPS: No growing crops.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels or Combo as designated within the detail brochure. Buyer(s) and Seller, at closing, to sign a memorandum of understanding stating the base acres and yields as designated within the detail brochure.

REAL ESTATE TAXES: 2013 Real Estate Taxes due in 2014 to be prorated to the day of closing.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

MINERALS: No mineral rights are to be conveyed with the property.

NOXIOUS WEEDS: There may be areas infested by noxious weeds, (i.e. rye, bindweed, canadian thistle, rye, goat/Johnson grass, etc). The location of and the density of noxious weeds is unknown at this time.

ACREAGES: All stated acreages in the initial brochure, detail brochure, and visual presentation at the auction are approximate and are obtained from aerial photos from the FSA office. The county tax records may indicate different acreages and no warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in this brochure and/or stated at the auction.

MULTIPLE PARTY BID: If several parties go together and collectively bid on parcels and the Multiple Party Bid is the highest bid, at the conclusion of the auction each party within the Multiple Party Bid shall identify and agree to sign separate contract(s), pay for their respective separate parcel(s) at closing, and pay for a metes & bounds survey and additional title insurance premium to create the legal description for their respective separate parcel. The collective purchase prices for the separate Parcel(s) shall equal the total Multiple Party Bid.

BIDDER REQUIREMENTS: Prior to auction, Buyer(s) to review the terms and conditions as set forth in the Detail Brochure. Detail Brochure may be obtained at the Buyers' Information Meeting or by calling Reck Agri Realty & Auction. Bidding via cell phone, internet, and/or bidding on someone's behalf, must be approved by Reck Agri Realty & Auction 24 hours prior to auction.

A DETAIL BROCHURE is available upon request and is REQUIRED to bid at the auction, via cell phone, or online bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, Farm, Ranch and Land Purchase Agreement, etc. For additional color photos visit the "LYLE CLARK TRUST DRYLAND AUCTION" Visual Tour on our website: www.reckagri.com.

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PROPERTY DESCRIPTIONS in sale order

PARCEL #1 - DRYLAND: 159.6 +/- Total Farmed Acres; Legal: SE1/4 of 24, T2S, R53W, Washington County, Colorado; Location: From Anton, Colorado, 8 mi N on Highway #63 to CR 20, 2 mi W on CR 20 to SE corner of the property; Property is dry farmland; Primarily Class III soils; 159.6 +/- acres currently planted to sorghum (Tenant to harvest sorghum and has the right to stack said sorghum on property until November 1, 2013); FSA base: 78.4 ac wheat w/29 bu, 7.2 ac sunflowers w/636#; R/E Taxes: \$140.84.

PARCEL #2 - DRYLAND: 149.5 +/- Total Farmed Acres; Legal: SE1/4 of 19, T4S, R50W, Washington County, Colorado; Location: From Cope, Colorado, 4.5 mi W on Highway #36 to CR TT, 1 mi S on CR TT to CR 6, 2 mi W on CR 6 to SE corner of the property; Property is dry farmland; Primarily Class III soils with small area of VI soils; 149.5 +/- acres fallow to be planted this fall: 74.6 ac wheat w/29 bu, 6.8 ac sunflowers w/636#; R/E Taxes: \$121.25.

PARCEL #3 - DRYLAND: 173 +/- Total Farmed Acres; Legal: SE1/4 of 14, T4S, R50W, Washington County, Colorado; Location: From Cope, Colorado, 4.5 mi W on Highway #36 to CR TT, 2 mi N on CR TT to SE corner of the property; Property is dry farmland; Primarily Class III soils with areas of IV soils; 173 +/- acres wheat stubble: 83.2 ac wheat w/29 bu, 7.6 ac sunflowers w/636#; R/E Taxes: \$106.44.

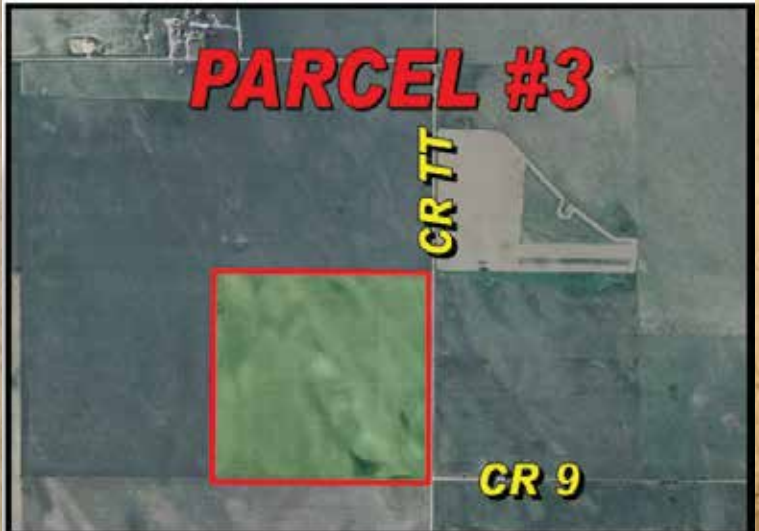
PARCEL #4 - DRYLAND: 152.8 +/- Total Farmed Acres; Legal: SE1/4 of 33, T4S, R50W, Washington County, Colorado; Location: From Cope, Colorado, 4.5 mi W on Highway #36 to CR TT, 1 mi S on CR TT to CR 6, 2 mi W on CR 6 to SE corner of the property; Property is dry farmland; Primarily Class III soils; 152.8 +/- acres wheat stubble: 73.3 ac wheat w/29 bu, 6.7 ac sunflowers w/636#; R/E Taxes: \$121.25.

PARCEL #5A - DRYLAND: 326.3 +/- Total Farmed Acres; Legal: SE1/4 of 13, T5S, R50W, SW1/4 of 18, T5S, R49W; Washington County, Colorado; Location: From Cope, Colorado, 5 mi S on Highway #59 to CR 3, 2.5 mi E on CR 3 to SE corner of the property; Property is dry farmland; Primarily Class III soils with areas of IV soils; 326.3 +/- acres wheat stubble: 162.6 ac wheat w/29 bu, 14.8 ac sunflowers w/636#; R/E Taxes: \$280.25.

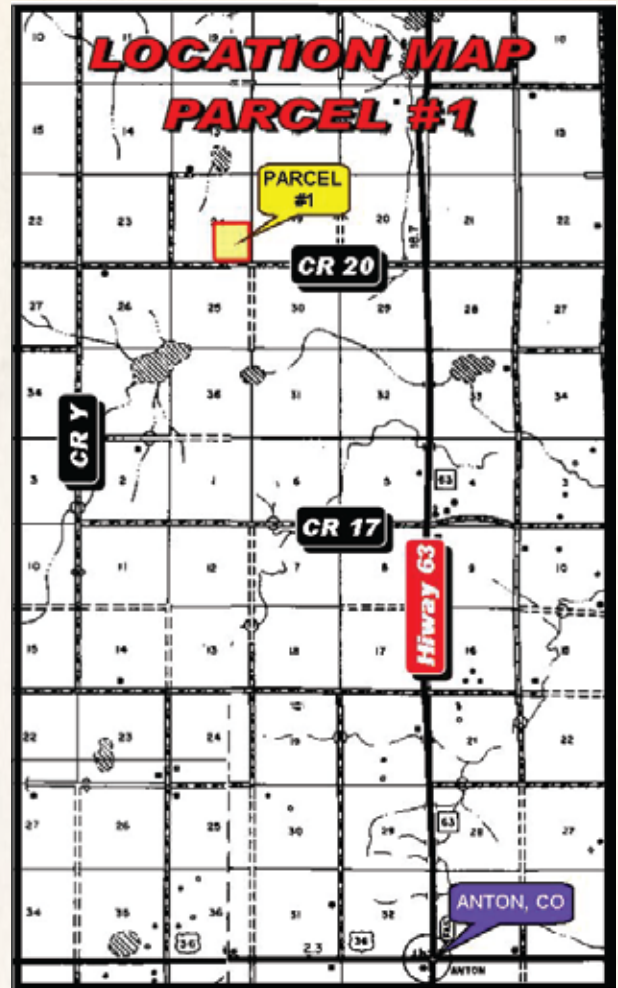
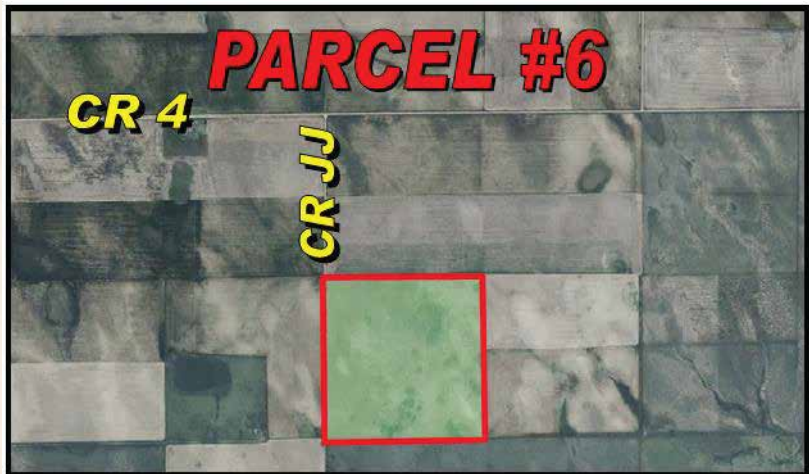
PARCEL #5B - DRYLAND: 411.4 +/- Total Farmed Acres; Legal: W1/2 and N1/2NE1/4 of 19, T5S, R49W; Washington County, Colorado; Location: From Cope, Colorado, 5 mi S on Highway #59 to CR 3, 2 mi W on CR 3 to NE corner of the property; Property is dry farmland; Primarily Class III & IV soils; 411.4 +/- acres fallow to be planted this fall: 204.9 ac wheat w/29 bu, 18.7 ac sunflowers w/636#; R/E Taxes: \$366.06.

COMBO #5 - (PARCELS #5A & #5B) DRYLAND: 737.7 +/- Total Farmed Acres; 411.4 +/- acres fallow to be planted this fall: 326.3 +/- acres wheat stubble; 367.5 ac wheat w/29 bu, 33.5 ac sunflowers w/636#; R/E Taxes: \$646.31.

PARCEL #6 - DRYLAND: 162.8 +/- Total Farmed Acres; Legal: SW1/4 of 16, T5S, R51W; Washington County, Colorado; Location: From Cope, Colorado, 1 mi S to CR 6, 8 mi W on CR 6 to CR QQ, 2 mi S on CR QQ to CR 4, 6 mi W on CR 4 to CR JJ, .5 mi S on CR JJ to NW corner of the property; Property is dry farmland; Primarily Class III with areas of VI soils; 162.8 +/- acres fallow to be planted this fall: 78.3 ac wheat w/29 bu, 7.2 ac sunflowers w/636#; R/E Taxes: \$140.89.



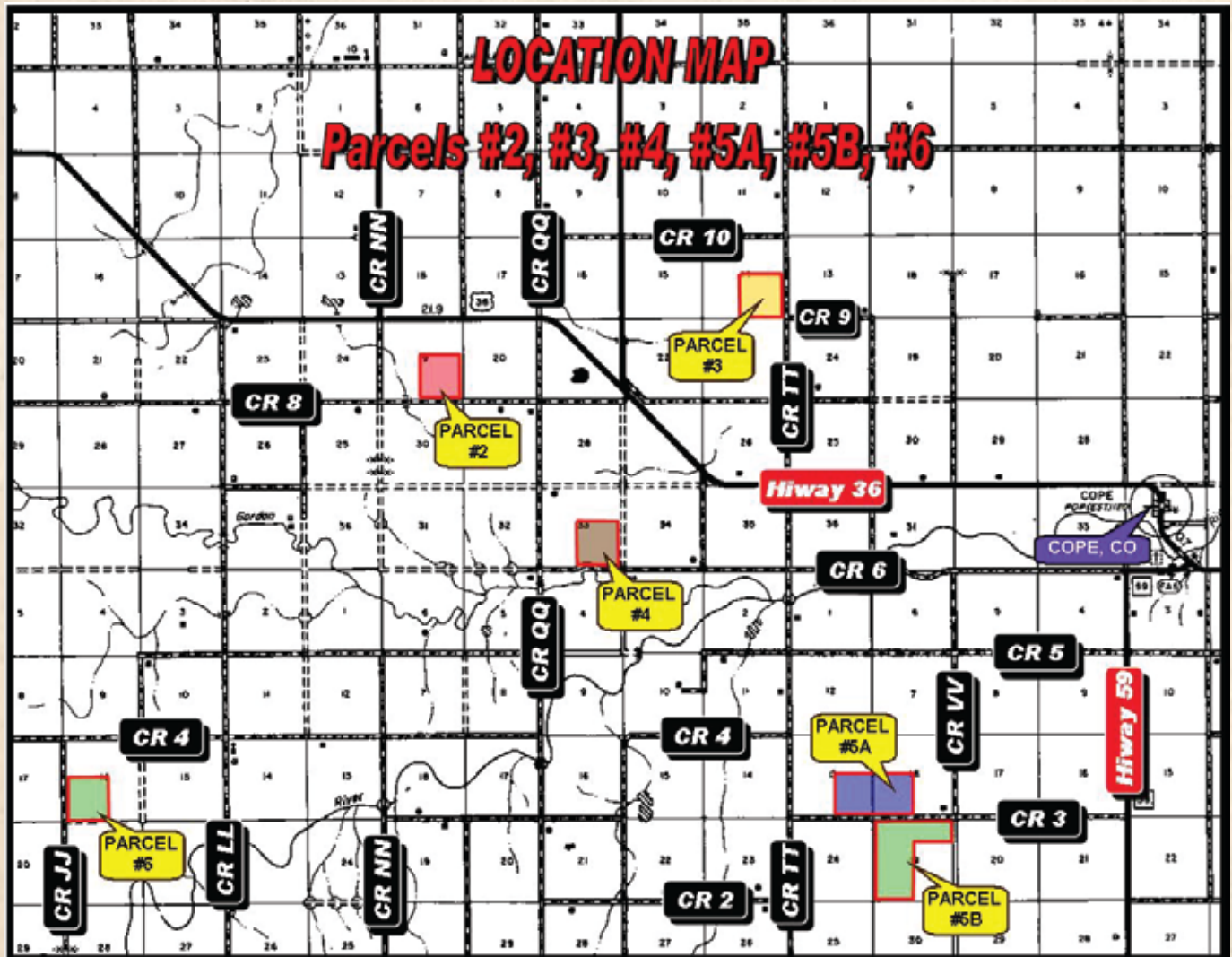
PROPERTY MAPS & TERMS CON'T.



ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transactional Broker. Announcements made by Reck Agri Realty & Auction, at the time of sale will take precedence over any previously printed material or other oral statements. Reck Agri Realty & Auction does not offer broker participation for the "Lyle Clark Trust Dryland Auction". Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidder increments are at the discretion of the Broker.



LOCATION MAP & PHOTO GALLERY



Reck Agri Realty & Auction
PO Box 407
Sterling, CO 80751

Address Service Requested

September 2013 Calendar						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

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on this auction!

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