

DD RANCH LAND & WATER

RIGHT AUCTION w/ reserve

R&A

Tuesday, June 26, 2012 - 1:30 pm, MT
Community Center - Fort Lupton, Colorado

Open House Dates

6/10- 1:00 pm - 4:00 pm
6/15- 3:30 - 6:30 pm (After Buyers' Mtg)
6/17- 1:00 pm - 4:00 pm
6/23- 1:00 pm - 4:00 pm

125 +/- ac

WELD COUNTY, CO

Rural Acreage w/ home
Rural Acreages to build on
Hunting w/ warm water slough
Sand & Gravel mining potential
90 Shares Lupton Meadows Ditch Water

BUYERS' INFORMATIONAL MEETING

Friday, June 15, 2012 - 1:30 pm, MT
Community Center, Fort Lupton, CO



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

RECK AGRI

REALTY & AUCTION

302 N. 3rd St.
P.O. Box 407
Sterling, CO 80751
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marcreck@reckagri.com
www.reckagri.com



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/LOCATION: Auction to be held on Tuesday, June 26, 2012, @ 1:30 p.m., MT at the Community Center, Fort Lupton, CO.

LOCATION: From Platteville, CO, 1.5 mi S on Highway #85 to CR 28, 1 mi W on CR 28 to CR 23, .5 mi S on CR 23 to NE corner of property. Property also located 14 mi N of Brighton, 40 mi N of Denver, & Fredrick is 5 mi to the W.

OVERVIEW: The DD Ranch Land & Water Right Auction offers a variety of uses and opportunities i.e., rural acreages to build on; rural acreage with home; waterfowl hunting w/warm water sloughs; small lake stocked w/Bass, Perch, Crappie, & Catfish; sand & gravel production potential; and 90 shares of Lupton Meadows Ditch Company Water. The Lupton Meadows right is a very senior right and the shares are being offering in multiple shares providing the opportunity to add to your current water right ownership. The land and water rights are to be offered separately and then together as a single unit. Beautiful location amid large Cottonwoods and other trees providing private setting with small lake frontage.

SALE TERMS/PROCEDURE: The "DD Ranch Land & Water Right Auction" is an AUCTION with RESERVE. The DD Ranch property to be offered as a "MULTI PARCEL" Auction in 8 parcels & water lots, 4 land & water combos, land & water unit, and as a single unit. The parcels/water lots, land/water combos, land/water units, and single unit will be offered in the sale order as stated within the brochure. The parcels/water lots, land/water combos, land/water units, and single unit will compete to determine the highest aggregate bid(s) acceptable to the Sellers. Sellers reserve the right to accept or reject any and all bids. Sellers agree 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 for the amount of the bid. Required earnest money deposit to be in the form of a personal, business, or corporate check for the following: 1.) 5% of the purchase price for Parcel #1A; 2.) 15% of the purchase price of the remaining tracts 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 in the detail brochure.

CLOSING: Purchaser(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 July 27, 2012. Closing to be conducted by Heritage Title and the closing service fee to be split 50-50 between Sellers and Purchaser(s).

TITLE: Sellers to pass title by Warranty Deed &/or Water Stock Assignment 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 Sellers and Purchaser(s). The Purchaser(s) to receive a TBD title commitment within detail brochure, updated title commitment with Purchaser(s) name, lender, purchase price, and all supplements and additions thereto after auction, and an owner's title insurance policy in an amount equal to the Purchaser Price after closing. Property to be sold subject to existing roads and highways; established easements and rights-of-way; and other matters affected by title documents shown within the title commitment. Title 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.

PROPERTY CONDITION: The prospective Purchaser(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 Sellers.

POSSESSION: Possession of property within 45 days of closing.

WATER RIGHTS: Together with all water wells and equipment, well permits, water, water rights, including but not limited to the following: Seller to convey and assign all right, title, and interest to 90 capital stock shares of the Lupton Meadows Ditch Company Water. If irrigation water sells separately from the land, Sellers to provide dry up agreement to the Purchaser(s) of the irrigation water and Purchaser(s) is buying the land subject to dry up agreement.

GROWING CROPS: No growing crops.

REAL ESTATE TAXES: 2012 Real Estate Taxes due in 2013 to be prorated to the day of closing, 2013 real estate taxes and thereafter to be paid by Purchaser(s).

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. If Property sells as Parcels or Combos, Sellers, at their cost, to provide a survey for a metes and bounds legal description after the auction, but before closing.

MINERALS: Sellers to convey rights to sand & gravel to Purchaser(s). Oil & Gas rights previously reserved.

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, detailed brochure, and visual presentation at the auction are approximate and are obtained from aerial photos from the FSA office and/or county tax records. Both sources 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, Purchaser(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.

COPYRIGHT NOTICE: Photographs, video tapes, and Color & Detail Brochures are property of Reck Agri Realty & Auction and cannot be reproduced without permission. Auction photographs may be used by Reck Agri Realty & Auction in publications, marketing materials, and on the Internet web page.

A DETAIL BROCHURE is available upon request and is REQUIRED to bid at the auction, via cell phone, or on-line bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, Auction Land Contract, etc. For additional color photos visit the "DD Ranch Land & Water Right Auction" Visual Tour on our website: www.reckagri.com

PARCEL DESCRIPTIONS & MAPS

PARCEL # 1A – RURAL ACREAGE w/Home: 34.42 +/- ac.; 2 bedroom, 1 bath, 1,221 sq ft home, recently remodeled with high end kitchen; Older outbuildings; Legal: Lot 11 of Lupton Meadows Subdivision, Address: 12536 CR 23, Fort Lupton, CO; R/E Taxes: \$402.53; Combination of irrigated, pasture, and warm water slough w/large pond frontage.

PARCEL # 1B – RURAL ACREAGE w/Mobile Home: 2.5 +/- ac.; 2 bedroom, 2 bath, 14' x 60' mobile home w/addition, Legal: Lot A of exemption RE-4325, Address: 12535 CR 23, Fort Lupton, CO; R/E Taxes: \$33.31; Combination of irrigated and pasture.

LAND COMBO #1: (Parcels #1A & #1B): 36.92 +/- ac.; Combination of irrigated, pasture, and warm water slough w/2 bedroom, 1 bath home, outbuildings, & mobile home; R/E Taxes: \$435.84.

PARCEL #2A – HUNTING ACREAGE: 40 +/- ac.; Great water fowl hunting w/warm water slough & Beaman Ditch running through property; Pasture w/large Cottonwood trees and irrigated; Legal: NE1/4SE1/4 of 35, T3N, R67W; R/E Taxes: \$60.67.

PARCEL #2B – RURAL ACREAGE: 48.17 +/- ac.; Combination of irrigated, pasture, and small area of warm water slough w/large pond frontage; Legal: Lot 12 of Lupton Meadows Subdivision; R/E Taxes: \$150.27.

LAND COMBO #2: (Parcels #2A & #2B): 88.17 +/- ac.; Combination Great water fowl hunting w/warm water slough, pasture w/large Cottonwood trees and irrigated; Large pond frontage; R/E Taxes: \$210.94.

LAND UNIT: (Parcels #1A, #1B, #2A, & #2B): 125.09 +/- ac.; 2 bedroom, 1 bath, 1,221 sq ft home, recently remodeled with high end kitchen; Combination of great water fowl hunting w/warm water slough, pasture w/large Cottonwood trees and irrigated; Large stocked pond; R/E Taxes: \$646.78.

WATER LOT #1A: 30 shares of Lupton Meadows Ditch Water

WATER LOT #1B: 3 shares of Lupton Meadows Ditch Water

WATER COMBO #1: (Water Lots: #1A & #1B): 33 shares of Lupton Meadows Ditch Water

WATER LOT #2A: 22 shares of Lupton Meadows Ditch Water

WATER LOT #2B: 35 shares of Lupton Meadows Ditch Water

WATER COMBO #2: (Water Lots: #2A & #2B): 57 shares of Lupton Meadows Ditch Water

WATER UNIT: (Water Lots: #1A, #1B, #2A & #2B): 90 shares of Lupton Meadows Ditch Water

SINGLE UNIT: (Parcels #1A, #1B, #2A, & #2B & Water Lots #1A, #1B, #2A, & #2B): 125.09 +/- ac.; 2 bedroom, 1 bath, 1,221 sq ft home, recently remodeled with high end kitchen; Combination of great water fowl hunting w/warm water slough, pasture w/large Cottonwood trees and irrigated; Large stocked pond; R/E Taxes: \$646.78; 90 shares of Lupton Meadows Irrigation Water.



R & A

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 Sellers assume 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 Purchaser(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 Sellers. 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 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.

Reck Agri Realty & Auction
P.O. Box 407
Sterling, CO 80751

Address Service Requested

June 2012 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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