

ANDERSON PASTURE LAND AUCTION

Based on Minimum Bid

1,280 +/- Ac Pasture ~ Yuma County, CO

Buyers' Information Meeting
Thursday, April 29, 2010 @10:30 am, MT
Phillips County Event Center, Holyoke CO

If you have questions regarding the property, bidding
process, or need a Detail Brochure, come join us.

TUESDAY, MAY 11, 2010 @ 10:30 am, MT
Phillips County Event Center, Holyoke, CO

FOR FURTHER INFORMATION CONTACT . . . Marc Reck

Reck Agri Realty
Farm/Ranch Real Estate
& AuctionTM

302 N. 3rd St. P.O. Box 407
Sterling, CO 80751
(970) 522-7770 or 1-800-748-2589
marcreck@reckagri.com
www.reckagri.com



TERMS AND CONDITIONS

AUCTION DATE/LOCATION May 11, 2010, at 10:30 a.m., MT. Auction to be held at Event Center at the Phillips County Fairgrounds in Holyoke, CO. Buyer Information meeting @ Event Center @ the Phillips County Fairgrounds in Holyoke, CO, on April 29, 2010, at 10:30 a.m., MT.

LOCATION From Wray, CO 16 miles north on Hwy 385 to intersection of CR 51/Hwy 385; From Holyoke, CO 20 miles south on Hwy 385 to intersection of CR 51/Hwy 385; 7 miles east on CR 51 to SW corner of property.

OVERVIEW Pasture located in economic and productive area. Situated close proximity to center pivots for after feed grazing. Take advantage of this opportunity to invest and/or add to your current operation.

SALE TERMS The "Anderson Pasture Land Auction" is a LAND AUCTION based on a MINIMUM BID. The sale of the property is triggered whenever the highest bid received equals or exceeds the TOTAL MINIMUM BID of \$510,000. Property to be offered as a Single Unit. Competitive bids will determine outcome of auction. 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 to Buy and Sell Real Estate (All Types of Properties) 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 contracts are available within 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 June 11, 2010. Closing to be conducted by Yuma County Abstract and the closing service fee to be split 50-50 between Sellers and Purchaser(s).

TITLE Sellers to pass title by Warranty and Trustee Deed. 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(s) Price after closing. Sellers will not pay any cost of lender's or mortgagee's policy or title endorsements requested by Purchaser(s). Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations and conveyances of record; oil and gas leases of record; patent reservations; other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record. 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 to Buy and Sell Real Estate (All Types of Properties).

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.

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.

POSSESSION Upon signing of contract and the earnest money clearing, Purchaser(s) may enter onto the property to repair fence and may begin grazing pasture, but grazing does not constitute a farm lease. If Purchaser(s) defaults and doesn't close, the repair work, and earnest money is forfeited to Sellers and Purchaser(s) to immediately remove livestock from said property. If closing does not occur due to the default of Sellers, Sellers to reimburse Purchaser(s) for repairs completed and Purchaser(s) to remove livestock from said property.

REAL ESTATE TAXES 2010 Real Estate Taxes due in 2011 to be paid by Purchaser(s).

WATER RIGHTS Together with all water wells and equipment, well permits, all water, water rights, and all domestic/livestock wells appurtenant to the property. Water rights are being sold AS-IS-WHERE-IS without warranty or guarantee of any water right matters, pumping rates/adequacy of livestock/domestic wells and condition of all equipment.

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

MINERALS Sellers shall reserve unto themselves, their heirs, and assigns all owned mineral rights.

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. 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.

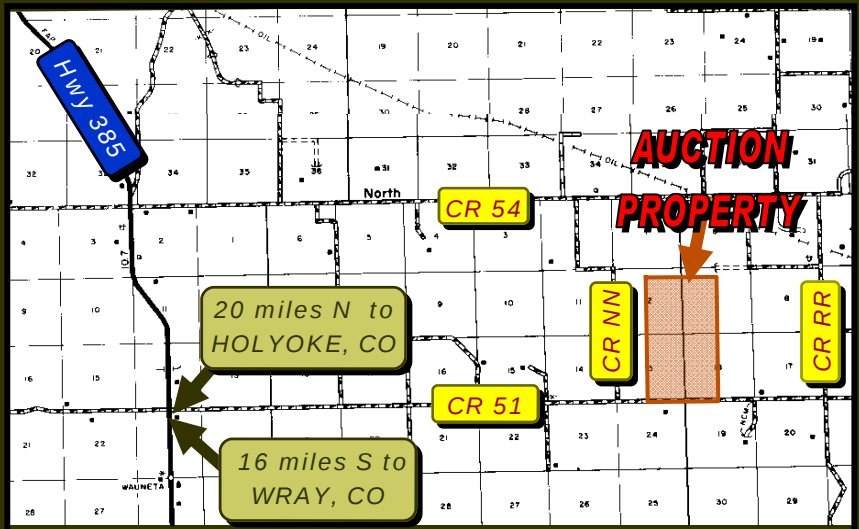
BIDDER REQUIREMENTS Prior to auction, Purchaser(s) to review the terms and conditions as set forth in the Detail Brochure. Detail Brochure may be obtained at the Buyers' Information Meeting or by calling Reck Agri Realty & Auction. Bidding via cell phone, internet, and/or bidding on someone's behalf,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

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 does not offer broker participation. 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.

AERIAL MAP & PARCEL DESCRIPTION

1,280 +/- Ac Pasture 2010 Spring Possession

PASTURE - 1,280 ac +/-; W1/2 of 7 & W1/2 of 18, T4N, R42W, E1/2 of 12 & E1/2 of 13, T4N, R43W of the 6th PM; R/E Taxes: 585.92; Crossed fenced into two pastures; 2 - Submersible wells and 1 - Windmill; Adjacent to CR 51. **MINIMUM BID: \$510,000**



A **DETAIL BROCHURE** is available upon request and is **REQUIRED** to bid. It includes the terms and conditions of the auction, pertinent facts, title commitment Auction Land Contract, etc. For additional color photos visit the "ANDERSON PASTURE LAND AUCTION" VISUAL TOUR on our website @ reckagri.com.



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

Address Service Requested

Auction Day

May 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						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	31					

**ONLINE INTERNET
BIDDING &
REMOTE BROADCAST WILL BE
AVAILABLE. CALL FOR TERMS,
CONDITIONS & PROCEDURES.**

2010 Spring Possession

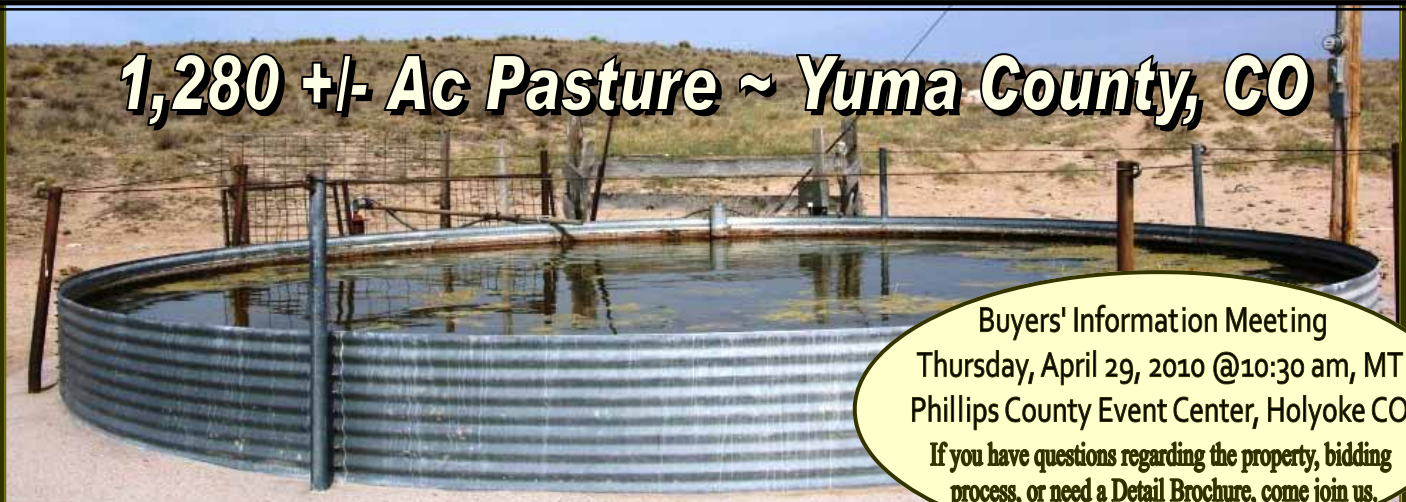


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