

ACCOMASSO PASTURE - 491 Acres - Logan County, CO

LOCATION: From Merino, 1/2 mi north to CR 10, 1 1/2 mi west on CR 10

OVERVIEW: Pasture located northwest of Merino with panoramic views of South Platte Valley.

SALE TERMS/PROCEDURE: The "ACCOMASSO PASTURE AUCTION" is 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 \$140,000. Competitive bids will determine outcome of auction.

POSSESSION: Possession upon closing.

LEGAL: E1/2 of 10 & SE1/4 of 3, Township 6 North, Range 54 West of the 6th P.M.

MINERAL RIGHTS: Seller to convey all owned mineral rights to Purchaser, if any.

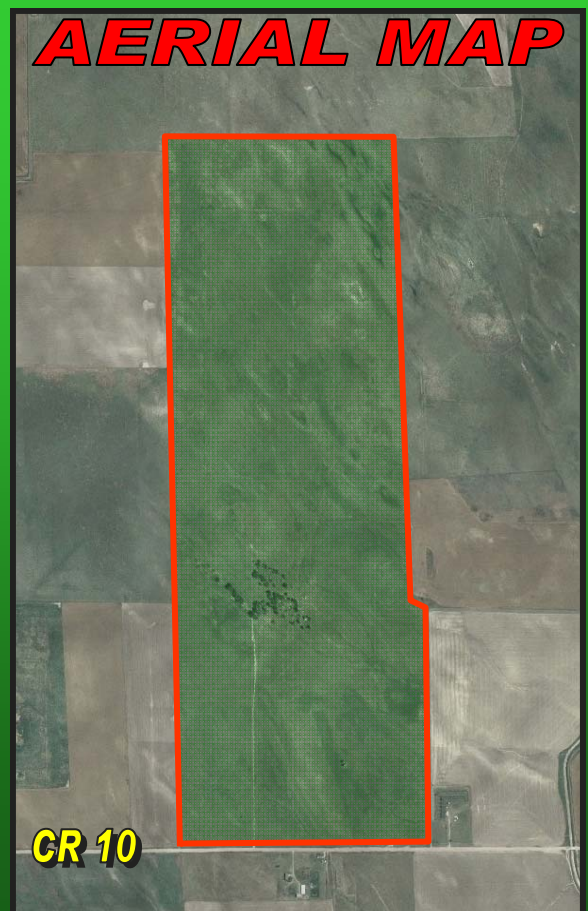
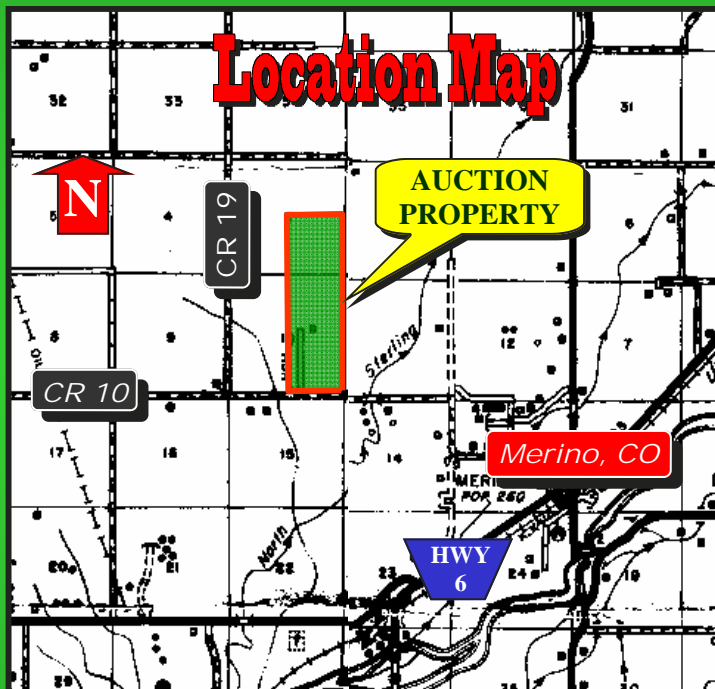
PROPERTY DESCRIPTION

ACREAGE: 491 Ac

LIVESTOCK WATER: Submersible well

COMMENTS: Pasture has not been grazed for several years. Adjacent to county road.

MINIMUM BID: \$140,000



WE BROADCAST OUR AUCTIONS LIVE ONLINE

@ www.reckagri.com via proxibid
INTERNET BIDDING IS AVAILABLE
CALL MARC RECK FOR TERMS, CONDITIONS &
PROCEDURES. (Must register prior to Auction Day.)

A DETAIL BROCHURE is available at the Buyers' Information Meeting and upon request which includes the terms and conditions of the auction, pertinent facts, title commitments, Auction Land Contract, etc. For additional color photos check the "Land Auction" page of our website @ 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: Tuesday, June 30, 2009, Ramada Inn in Sterling, CO, at 10:30 a.m., MT

OVERVIEW: The "CONSIGNMENT LAND AUCTION" is a unique opportunity whereby five separate owners are offering their properties for sale within the same land auction. The properties being offered are pastureland, CRP, and dry farmland located in Logan & Washington Counties, Colorado & Kimball County Nebraska. For the Purchaser(s), this auction provides the format to have a choice of properties of various sizes, locations, and price levels with the opportunity to purchase 121 acres up to over 480± acres. The following terms and conditions apply to all five properties. The terms and conditions that apply to the separate properties being sold are described within the respective property descriptions.

SALE TERMS/PROCEDURE: The "Consignment Land Auction" is a LAND AUCTION based on a MINIMUM BID. Each of the 5 properties being offered with the stated MINIMUM BID. The sale of the property is triggered whenever the highest bid or bids received equal or exceed the respective MINIMUM BID. The properties will be offered in the sale order as presented within this brochure. 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) of each of the five properties will enter into and sign a Purchase Agreement 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 July 28, 2009. Closing to be conducted by Stewart Title, Cheyenne County Abstract, and/or Washington County Abstract and the closing service fee to be split 50-50 between Sellers and Purchaser(s).

TITLE: Sellers to pass title by Warranty/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 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 & exceptions at the auction will be incorporated & made a part of Purchase Agreement.

ACREAGES: All stated acreages are approximate and are obtained from either the county tax records, current legal descriptions, boundary surveys, and/or aerial photos and FSA information. 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. The detail brochure includes the estimated taxed acres. All price per acre calculations in this color brochure, detail brochure, and visual presentation at the auction are based from FSA and NRCS grassland measurements.

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.

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.

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

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 - Colorado and/or Limited Seller's Agent - Nebraska. 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 "Consignment Land 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 and Auctioneer.

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