

# SHARON KOEPKE ESTATE PROPERTY AUCTION - NO RESERVE

## ONLINE ONLY AUCTION

**Bidding Begins: August 25, 2017 @ 8 a.m., MT**

**Bidding Closes: August 31, 2017 @ 12 noon, MT**



535 E Chestnut, PO Box 407  
Sterling, CO 80751  
970-522-7770  
1-800-748-2589



**RECK AGRI**  
REALTY & AUCTION

For Further Information Contact:  
Marc Reck, Broker or Troy Vogel, Associate Broker

[marcreck@reckagri.com](mailto:marcreck@reckagri.com)

Visit: [www.reckagri.com](http://www.reckagri.com)



# TERMS & CONDITIONS

**ONLINE BIDDING: AUCTION DATE/TIME:** Bidding begins: **August 25, 2017 @ 8 am MT; Bidding closes: August 31, 2017 @ 12:00 noon, MT**

**OVERVIEW:** Improvements with 35+/- acres of pasture to be offered for sale by an **ONLINE ONLY AUCTION**. From Woodrow, CO, this property is located 4 mile east on CR 29 in Washington County, CO. Improvements include: 2,142+/- sq ft, 3 bedroom, 1 bath home (formerly Lindon, CO school-house), 40' x 40' pole building; 24' x 40' garage; Water via domestic well; Possession upon closing; Seller to convey all owned mineral rights to Buyer(s).

**BIDDING PROCEDURE:** This **ONLINE ONLY AUCTION** is for property known as the **SHARON KOEPKE ESTATE PROPERTY** and will be offered as a single parcel. **BIDDING WILL OCCUR ONLINE ONLY.** Online bidding will begin @ 8 am, MT on August 25, 2017. The auction will "soft close" @ 12 noon, MT on August 31, 2017. Bidding will continue in 5 minute increments until 5 minutes have passed with no new bids. To bid, potential bidders must review and agree to the terms and conditions of the detail brochure, download and register to bid through our **RECK AGRi APP** via our website @ [www.reckagri.com/online-only-land-auction](http://www.reckagri.com/online-only-land-auction) and/or download from the Google Play or Apple App Store to your mobile device, or access the auction via [www.reckagri.bidwrangler.com](http://www.reckagri.bidwrangler.com). Your registration must be approved by Reck Agri Realty & Auction before you may bid. For a detail brochure and/or questions regarding the bidding process and registration, contact Reck Agri Realty & Auction.

**SALE TERMS:** The "SHARON KOEPKE ESTATE PROPERTY AUCTION" is an **ONLINE ONLY AUCTION** with **NO RESERVE**. Competitive bids will determine the outcome of the auction. 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:** Within 4 hours of the auction closing, the highest bidder(s) will sign Brokerage Disclosure and 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 5% 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 shall be incorporated and made a part of the contract. Sample contract is available within the detail brochure.

**CLOSING:** Buyer(s) shall pay in electronic transfer funds or cashier's check (Good Funds), the balance of purchase price plus their respective closing costs, and sign and complete all customary or required documents at closing, which is on or before September 29, 2017. 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 Personal Representative 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). The Buyer(s) to receive a TBD title commitment within detail brochure, updated title commitment with Buyer(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

Purchase Price after closing. Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations; and 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 title commitment and exceptions will be incorporated and made a part of the Contract to Buy and Sell Real Estate (Land).

**POSSESSION:** Possession upon closing.

**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:** Buyer(s) shall receive whatever interest, if any, Seller has in any water rights appurtenant to the property.

**REAL ESTATE TAXES:** 2017 real estate taxes due in 2018 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:** Seller to convey all **OWNED** mineral rights to Buyer(s).

**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 and/or detail brochure are approximate. 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.

**BIDDER REQUIREMENTS:** To be approved to bid online: 1.) Buyer(s) to review the terms and conditions as set forth in the Detail Brochure. Detail Brochure may be obtained by visiting auction property page at [www.reckagri.com](http://www.reckagri.com), or by calling Reck Agri Realty & Auction; 2.) download and register to bid through our **RECK AGRi APP** via our website @ [www.reckagri.com/online-only-land-auction](http://www.reckagri.com/online-only-land-auction) and/or download from the Google Play or Apple App Store to your mobile device, or access the auction via [www.reckagri.bidwrangler.com](http://www.reckagri.bidwrangler.com); and 3.) The **DEADLINE** for a bidder to be approved to submit a proxy bid, a bid via a cell phone to our agent to submit an online bid, and/or to bid online is 24 hours prior to close of the auction. The Reck Agri Auction Center will be open 2 hours prior to the close of the auction if bidders want to personally submit their bids online via our staff.

**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

# PARCEL DESCRIPTION, MAPS, PHOTOS

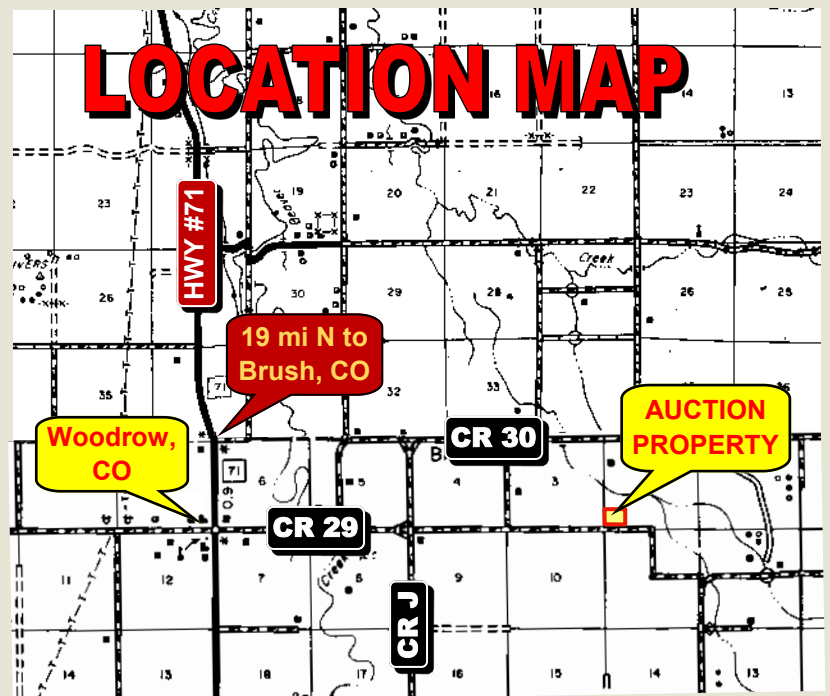
## IMPROVEMENTS WITH 35+/- ACRES –

Address: 10183 CR 29, Woodrow, CO 80757; Legal: A tract in the SW1/4 of 2, T1S, R55W; Improvements include; 2,142+/- sq ft, 3 bedroom, 1 bath home; 40' x 40' pole building; 24' x 40' garage; Domestic Well; From Woodrow, CO, this property is located 4 miles east on CR 29. Possession upon closing; Seller to convey owned mineral rights to Buyer(s).



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. Reck Agri Realty & Auction does not offer broker participation for the "SHARON KOEPKE ESTATE PROPERTY 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.

**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 its website.



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

Download the Reck Agri App  
to bid at the Online Only  
Auctions.

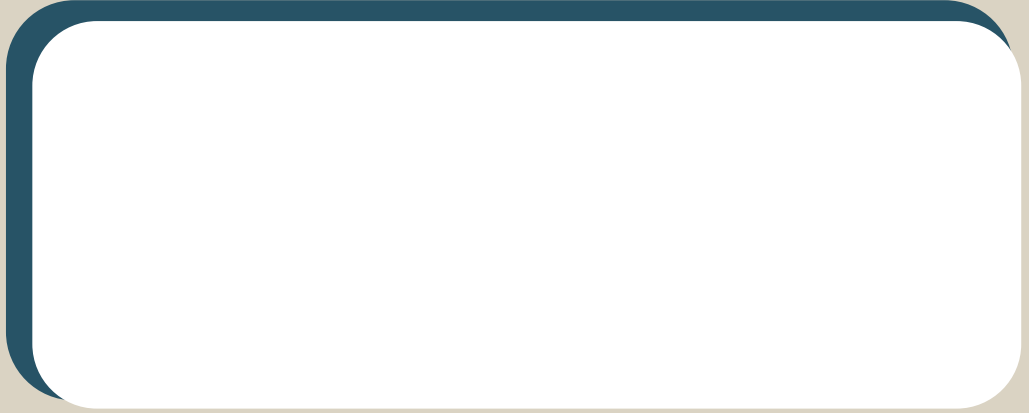


ADDRESS SERVICE REQUESTED

| 2017 AUGUST |                |                |     |     |     |     |
|-------------|----------------|----------------|-----|-----|-----|-----|
| 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             | Auction Begins |     | 25  |     | 26  |
| 27          | Auction Closes |                | 31  |     |     |     |

www.free-printable-calendar.com

[www.reckagri.com](http://www.reckagri.com)  
"Like Us on Facebook & "Follow Us" on Twitter



## SHARON KOEPKE ESTATE PROPERTY AUCTION - NO RESERVE

### ONLINE ONLY AUCTION

**Bidding Begins: August 25, 2017 @ 8 a.m. MT**

**Bidding Closes: August 31, 2017 @ 12 noon, MT**

