

MULTI-SELLER DRYLAND & CRP AUCTION

640+/- Acres
4 Parcels - Dryland - CRP
Sedgwick & Phillips Counties, CO

ONLINE ONLY AUCTION

Bidding begins: October 23, 2018 @ 8:00 am, MT
Bidding closes: October 25, 2018 @ 12:00 noon, MT

AUCTION BID CLOSING

Watch and/or submit bids at the Bid Closing
Thursday, October 25, 2018 from 10 am - Noon, MT
Reck Agri Auction Center, Sterling, CO



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

535 E Chestnut, PO Box 407
Sterling, CO 80751
marcreck@reckagri.com
visit: www.reckagri.com
970-522-7770 or 1-800-748-2589



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

OVERVIEW: Three sellers are offering four properties for sale within the Multi Seller Dryland and CRP Auction. This is an ONLINE ONLY timed auction. The following Terms and Conditions apply to each of the parcels being sold with specific terms & conditions of each parcel being explained within each respective parcel description.

ONLINE BIDDING PROCEDURE: Each of the 4 properties will be offered for sale within the "MULTI-SELLER DRYLAND & CRP AUCTION" with RESERVE. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am, MT on October 23, 2018. The auction will "soft close" @ 12:00 noon, MT on October 25, 2018. Bidding will continue in 5 minute increments until 5 minutes have passed with no new bids. Bidding remains open on all parcels as long as there is continued bidding on 1 or more of the parcels. Bidding will close when 5 minutes have passed with no new bids on 1 or more of the parcels. Bidders may bid on any and/or all parcels at any time before bidding closes.

To bid at the online auction:

1. Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit www.reckagri.com and click on the MULTI-SELLER DRYLAND & CRP AUCTION property page to register to bid.
2. Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below.
3. If you have questions regarding the bidding process and/or registration, call Reck Agri Realty & Auction at 970-522-7770.

BIDDER REQUIREMENTS: Requirements for Buyer(s) to be approved to bid online: 1.) Review and agree to the terms and conditions of the Detail Brochure; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies; and 3.) Sign and return to Reck Agri Realty & Auction the Bidder Approval Request form. Reck Agri Realty & Auction reserves the right to refuse registration to bid and/or bids from any bidder. Bidding increments are at the discretion of the Broker. Detail Brochure may be obtained by visiting MULTI-SELLER DRYLAND & CRP AUCTION Land Auction property page at www.reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The "MULTI-SELLER DRYLAND & CRP AUCTION" with RESERVE is an online only auction with RESERVE. Competitive bids will determine the outcome of the auction. 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 closing of the auction, the highest bidder(s) will sign Brokerage Disclosure and 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 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 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 November 30, 2018. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty or Trustee's Deed free and clear of all liens. Title Insurance to be used as evi-

dence 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 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).

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.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels 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: 2018 real estate taxes due in 2019, to be paid by Seller. 2019 real estate taxes due in 2020, and thereafter to be paid by Buyer(s).

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 detail brochure 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 published at the 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 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. Property is being 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. Reck Agri Realty & Auction does not offer broker participation for the "MULTI-SELLER DRYLAND & CRP AUCTION". Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidding increments are at the discretion of the Broker.

COLLINS FARMS, LTD. DRYLAND & CRP

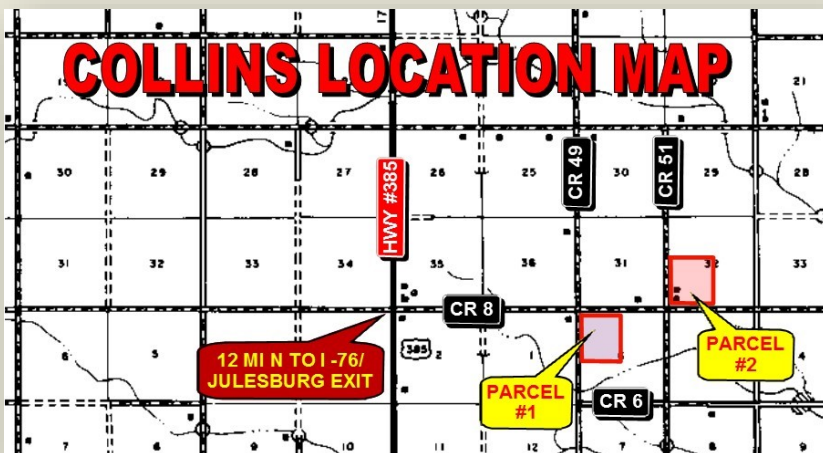
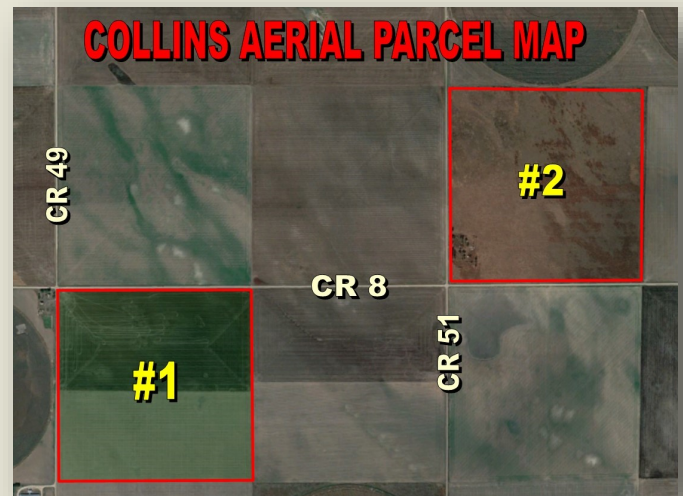
PARCEL DESCRIPTIONS

PARCEL #1 - DRYLAND: 157.9+/- ac dryland; Legal: NW1/4 of 6, T9N, R43W, Sedgwick County, Colorado; From Julesburg, CO/I-76 exit, 12 mi S on Hwy #385, 2 mi E. Level to slightly rolling terrain; Primarily Class II soils; 75.0+/- ac growing wheat, 82.9+/- ac wheat stubble; FSA base: 157.9 ac wheat w/46 bu PLC yield; R/E Taxes: \$543.67; L/L share of growing wheat to be conveyed to Buyer(s); Possession of growing wheat upon 2019 harvest; Possession of wheat stubble upon closing; Closing to be conducted by Sedgwick County Title;

STARTING BID: \$160,000

PARCEL #2 - CRP: 161.6+/- ac; 157.9+/- ac CRP; Legal: SW1/4 of 32, T10N, R43W, Sedgwick County, Colorado; From Julesburg, CO/I-76 exit, 12 mi S on Hwy #385, 3 mi E. Level to rolling terrain; Primarily Class II & IV with areas of Class III soils; R/E Taxes: \$579.56; Possession upon closing; CRP contract w/annual payment of \$5,984 @ \$37.90/acre; Contract expires 9/30/2023; Seller to convey 2019 CRP payment to Buyer(s); Closing to be conducted by Sedgwick County Title;

STARTING BID: \$100,000



KATHRYN HEINSON TRUST DRYLAND

HEINSON AERIAL PARCEL MAP

CR 25

CR 36

PARCEL DESCRIPTION

DRYLAND: 160+/- ac; 147.9+/- ac dryland, 12.1+/- ac expired CRP; Legal: NW1/4 of 7, T8N, R45W, Phillips County, Colorado; From Paoli, CO, 2 mi SE on Hwy #6, 5 mi N. Level to slightly rolling terrain with a draw (expired CRP) running through northern portion of property; dryland is Primarily Class II with areas of Class IV & III soils; 147.9+/- ac currently in corn; FSA base: 106.7 ac corn w/121 bu PLC yield & 41.2 ac wheat w/31 bu PLC yield; R/E Taxes: \$869.36; No growing crop or cash rent for 2018 included; Possession of growing corn upon 2018 harvest; Closing to be conducted by Phillips County Abstract;

STARTING BID: \$150,000

HEINSON LOCATION MAP

CR 36

HEINSON DRYLAND

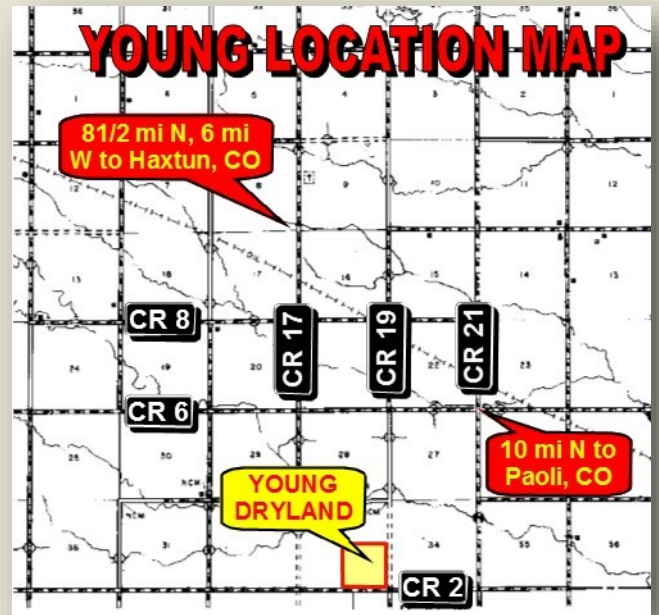
CR 25

Paoli, CO

HWY #6



YOUNG DRYLAND



PARCEL DESCRIPTION

DRYLAND: 161.0+/- ac dryland; Legal: SE1/4 of 33, T6N, R46W, Phillips County, Colorado; From Paoli, CO, 10 mi S, 1 mi W, 1 1/2 mi S. Level to slightly rolling terrain; Class II, III, & IV soils; 55.1+/- ac currently in corn; 53.0+/- ac growing wheat, 53.0+/- ac wheat stubble; FSA base: 54.0 ac corn w/94 bu PLC yield & 53.4 ac wheat w/43 bu PLC yield, R/E Taxes: \$886.64; Possession of growing corn upon 2018 harvest, Possession of wheat stubble upon closing; Possession of growing wheat upon 2019 harvest; L/L share of wheat to Buyer(s); Closing to be conducted by Phillips County Abstract;

STARTING BID: \$170,000



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

Watch ONLINE Auction on the
Reck Agri App.
Register for online bidding 24 hrs
in advance.

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2018 OCTOBER						
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		

Bidding Opens

Bidding Closes

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4 Parcels - Dryland - CRP
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