

JUMBO RESERVOIR HUNTING LAND AUCTION

Thursday, November 29, 2018 – 10:30 am, MT
Reck Agri Auction Center, Sterling, CO

**NO
RESERVE**

**2 Parcels - Single Unit
320+/- Acres - Waterfowl Hunting
Jumbo Reservoir (1/2 mile) & Adjacent
to Jumbo Annex**



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

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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 OR OTHER ORAL STATEMENTS.

AUCTION DATE/TIME/LOCATION: Thursday, November 29, 2018, @ 10:30 am, MT at the Reck Agri Auction Center, Sterling, CO.

OVERVIEW: The Seller of the Jumbo Reservoir Hunting Land Auction is offering their 320+/- acres of Colorado hunting land for sale at auction with no reserve. Located from Crook, CO 6 miles NE on Hwy #138, 1 1/2 miles N in northeast Logan County, Colorado. This property consists of 124.3+/- acres flood irrigated with 195.7+/- acres pasture. Situated in a major waterfowl flyway (Canadian & Snow geese & duck), within 2 1/2 miles of the South Platte River, 1/2 mile of the Jumbo Reservoir and State Wildlife Area (closed to goose hunting), adjacent to Jumbo Annex (closed to goose hunting) and Red Lion State Wildlife Area (closed to goose hunting), and surrounded by thousands of acres of cropland, i.e. irrigated corn & alfalfa and irrigated and dryland wheat. Offered in 2 Parcels and as a Single Unit. Owned mineral rights are being conveyed to Buyer(s). 12 shares of Harmony Ditch water.

SALE TERMS/PROCEDURE: The "JUMBO RESERVOIR HUNTING LAND AUCTION" is a land auction with no reserve. Competitive bids will determine outcome of auction and the Seller to enter into a contract to purchase with the highest bidder(s). Property to be offered in 2 Parcels and as a Single Unit. The parcels and single unit will be offered in the sale order as stated within the brochure. The parcels and single unit will compete to determine the highest aggregate bid(s). 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 conclusion 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 in the detail brochure and oral 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 December 28, 2018. Closing to be conducted by Stewart Title of Sterling and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty 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 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).

POSSESSION: Possession of pasture and farmland upon closing subject to any carryover rights with the existing tenant.

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 & EQUIPMENT: Seller to convey all Seller's water, water rights, water wells and irrigation equipment, domestic/livestock wells, ditch rights, reservoir rights, lateral rights, and all easements and rights-of-way associated with the rights to transport, convey, and deliver water from said water rights through canals, ditches, and laterals appurtenant to the property, including but not limited to the following: 12 shares of the Harmony Ditch Company. The 12 shares are subject to the rules, regulations, and limitations of the Colorado Department of Water Resources, and Harmony Ditch Company. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, adequacy and/or delivery of ditch water and stream flows, and pumping rates/adequacy of the domestic/livestock well and condition of all irrigation equipment. Seller to pay for 2018 irrigation ditch assessments.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels or Single Unit 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. If the property sells in parcels and a survey is required to create a metes and bounds legal description, Seller to provide and pay for said survey. Seller & Buyer(s) agree that closing may be extended up to 30 days if necessary to complete said survey.

MINERALS: Seller to convey all OWNED mineral rights to Buyer(s).

NOXIOUS WEEDS & CHEMICALS: 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, detail 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

TERMS & CONDITIONS (CONT'D) | PARCEL DESCRIPTIONS

PARCEL #1 – FLOOD IRRIGATED: 174.0+/- ac; 124.3+/- ac flood irrigated, 49.7+/- ac grass/rds; Legal: Part of the S1/2 of 23, T11N, R48W; Location: From Crook, CO, 6 mi NE on Hwy #138 to CR 95, 2 mi N; 27.0+/- ac corn, 38.0+/- ac alfalfa, and 59.3+/- ac of wheat. Property line will be on north side of Harmony Ditch; 12 shares of Harmony Ditch Water; Real Estate Taxes: \$2,422.87.

PARCEL #2 – PASTURE: 146.0+/- ac grass/rds; Legal: Part of the S1/2 of 23, T11N, R48W; Location: From Crook, CO, 7 mi NE on Hwy #138 to CR 97, 1 mi N; Harmony Ditch dissects property; low seep area with great cover; Adjacent to Jumbo Annex, Red Lion SWA, within 1/2 mi of Jumbo Reservoir and Jumbo Reservoir SWA (all closed to goose hunting), Property line will be on north side of Harmony Ditch; Real Estate Taxes: \$100.95.

SINGLE UNIT – FLOOD IRRIGATED & PASTURE: 320+/- ac; 195.7+/- ac grass/rds, 124.3+/- ac flood irrigated. Legal: S1/2 of 23, T11N, R48W; 27.0+/- ac corn, 38.0+/- ac alfalfa, and 59.3+/- ac of wheat. 12 shares of Harmony Ditch Water; Real Estate Taxes: \$2,523.82.



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 parcel(s) 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 parcels shall equal the total Multiple Party Bid.

BIDDER REQUIREMENTS: Prior to auction, 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, 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.

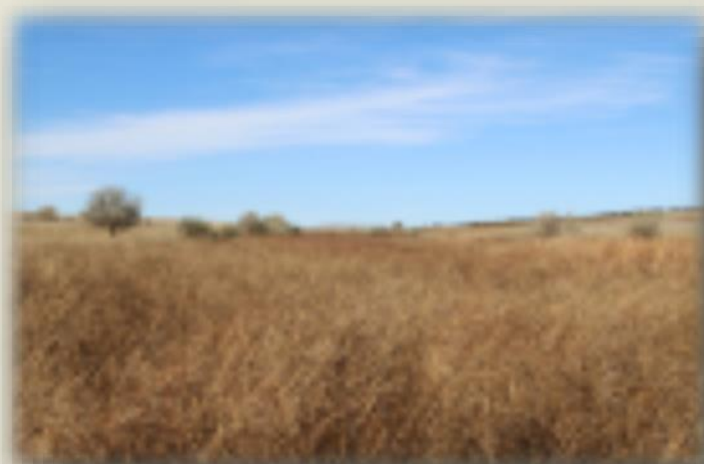
ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, 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. 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 Transaction 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 for the "JUMBO RESEVOIR HUNTING 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. Bidding increments are at the discretion of the Broker.

A DETAIL BROCHURE is available upon request and is **REQUIRED** to bid at the auction, via cell phone, or online bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, Contract to Buy and Sell Real Estate (Land). For additional color photos visit the "JUMBO RESERVOIR HUNTING LAND AUCTION NAME" Visual Tour on our website: www.reckagri.com.

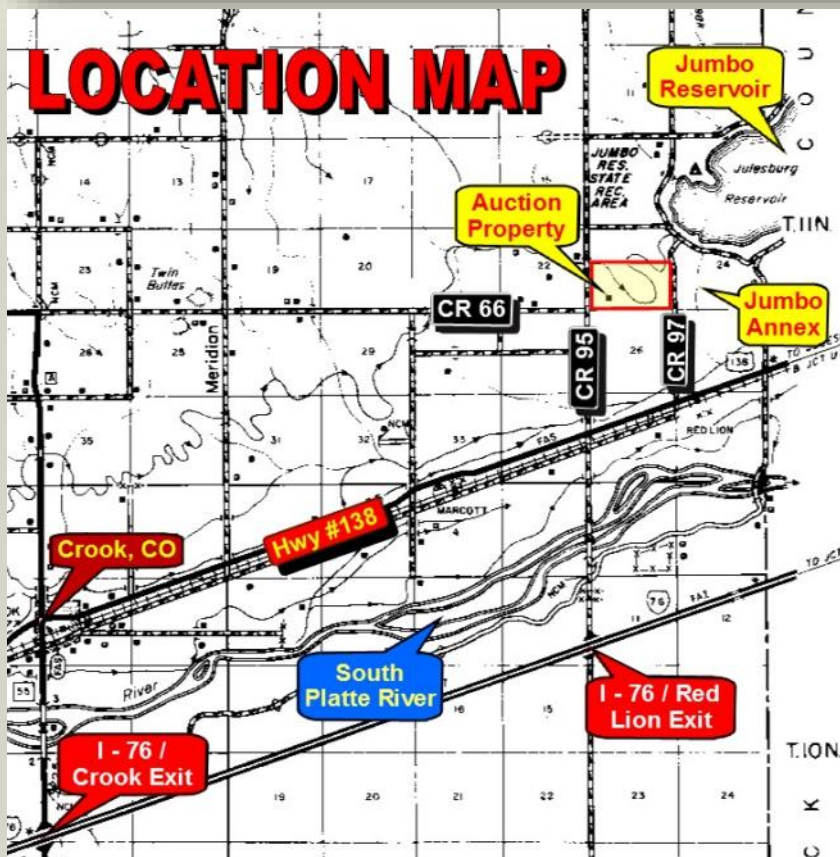
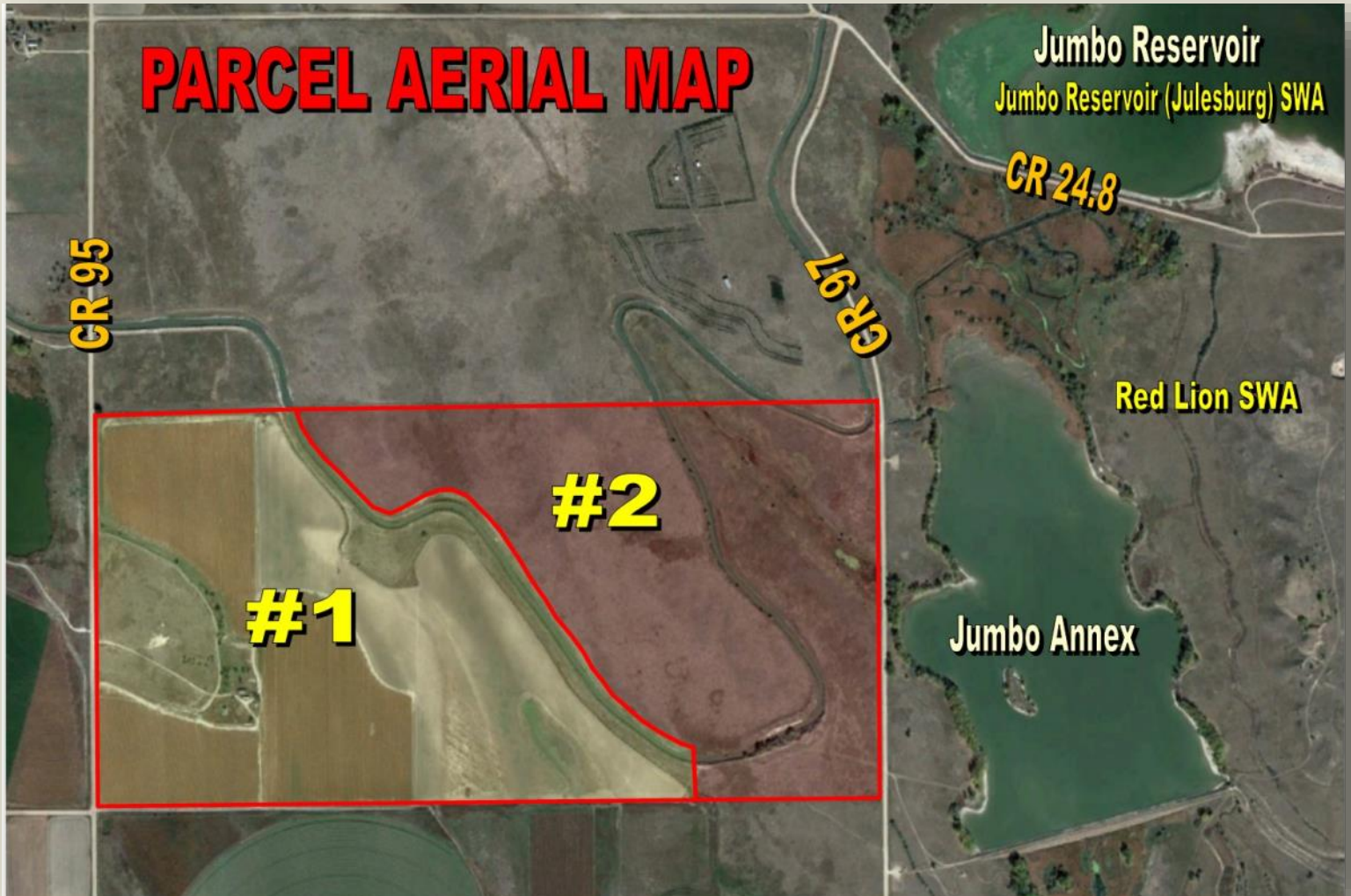
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PHOTOS



MAPS



Reck Agri Realty & Auction
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Sterling, CO 80751

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Register for online bidding 24 hrs
in advance.

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2018 NOVEMBER						
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	

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