

YUMA-WASHINGTON CTY LAND AUCTION

Tuesday, March 12, 2019 – 10:30 a.m., MT
Reck Agri Auction Center, Sterling, CO

2,872+/- Acres
Pivot Irrigated - Dryland - Pasture



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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: Tuesday, March 12, 2019, @ 10:30 a.m., MT, Reck Agri Auction Center, Sterling, CO.

OVERVIEW: 2,872+/- acres offered for sale in Yuma and Washington Counties. Land types include pivot irrigation, dryland, pasture and improvement site. Yuma County property located within 6+/- mi S & SE of Clarkville. Washington County property located within 8+/- mi of Lone Star School. Excellent soils, level terrain, productive area.

SALE TERMS/PROCEDURE: The "YUMA - WASHINGTON COUNTY LAND AUCTION" is a land auction with RESERVE. The Yuma - Washington County properties to be offered as a "MULTI PARCEL" Auction in 16 parcels, 4 combos, and 6 units. The parcels, combos, and units will be offered in the sale order as stated within the brochure. The parcels, combos, and units will compete to determine the highest aggregate bid(s). 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 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 April 12, 2019. Closing to be conducted by Washington County Title and Yuma County Abstract and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Special 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; and 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 farmland 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 & EQUIPMENT: Seller to convey all Seller's water rights, water wells, well permits, and irrigation equipment appurtenant to the property whether for irrigation, domestic, and/or livestock use, including but not limited to the following: Well Permit #2870-FP and #14732-FP. The water rights are subject to the rules, regulations, and limitations of the Colorado Department of Water Resources and the W-Y Groundwater District and the Republican River Water Conservation District. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, pumping rates/adequacy of livestock, domestic, and/or irrigation wells and condition of all irrigation equipment. Seller to provide list of irrigation equipment to be included and excluded.

GROWING CROPS: No growing crops.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels, Combos, or Units 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. Due to the backlog of the FSA office being closed, FSA base and yield was not available for this publication. Will be included in the detail brochure.

REAL ESTATE TAXES: 2019 real estate taxes due in 2020, to be paid by Buyer.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. If the property sells in parcels and/or combos 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).

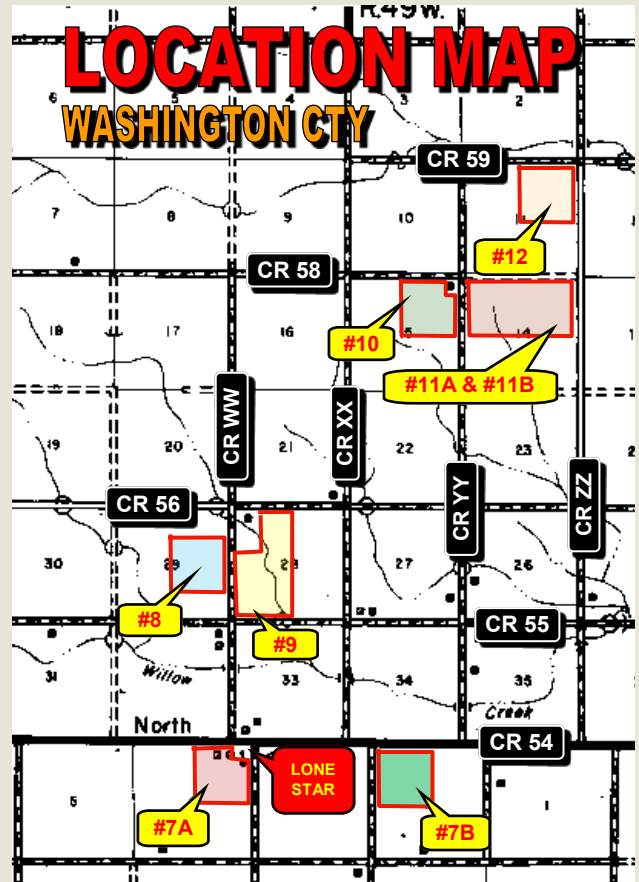
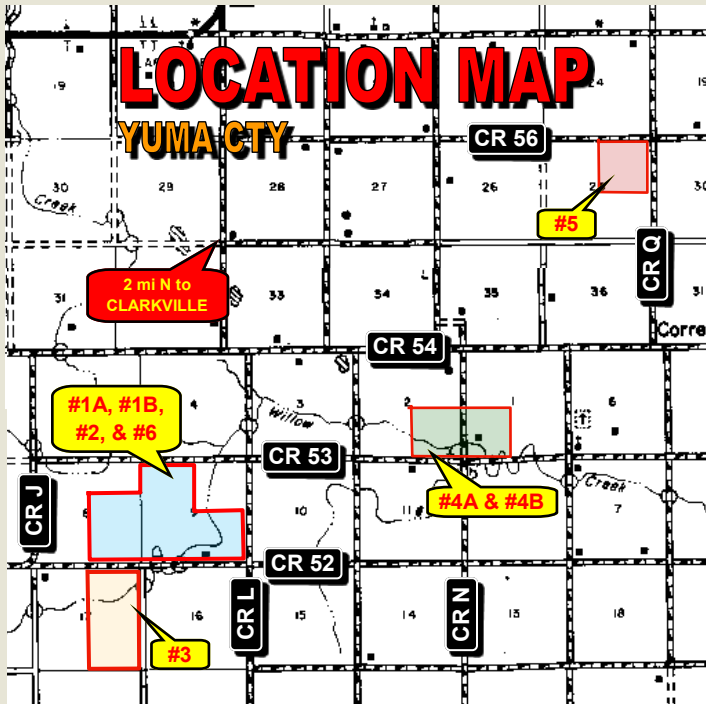
NOXIOUS WEEDS & CHEMICALS: There may be areas infested by noxious weeds, (i.e. rye, bindweed, canadian thistle, rye, goat/Johnson grass, etc). The location of and the density of noxious weeds is unknown at this time. It is unknown as to the herbicides used and the potential carryover residual.

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 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, 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.

LOCATION MAPS | TERMS & CONDITIONS (CONT'D)



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 "YUMA - WASHINGTON COUNTY LAND AUCTION" with RESERVE". 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, to Buy and Sell Real Estate (Land) Contract and/or Farm, Ranch, & Land Purchase Agreement. For additional color photos visit the "YUMA - WASHINGTON COUNTY LAND AUCTION" Visual Tour on our website: www.reckagri.com.

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PARCEL DESCRIPTIONS

YUMA COUNTY PROPERTY

SALE ORDER	LEGAL DESCRIPTION	ACRES	PIVOT IRR ACRES	DRYLAND ACRES	GRASS /RDS	2018 TAXES
PARCEL #1A	Pt of 8 & 9, T4N, R47W	277.9	183.6	94.3	0.0	\$1,760.50
PARCEL #1B	SE1/4 & Pt of W1/2 of 9, T4N, R47W	275.4	185.0	52.9	37.5	\$2,005.43
COMBO #1	(Parcels #1A & #1B)	553.3	368.6	147.2	37.5	\$3,765.93
PARCEL #2	Pt of 9, T4N, R47W	142.7			142.7	\$139.16
IRRIGATED UNIT	(Parcels #1A, #1B, & #2)	696.0	368.6	147.2	180.2	\$3,905.09
PARCEL #3	E1/2 of 17, T4N, R47W	320.0		316.9	3.1	\$841.26
PARCEL #4A	SE1/4 of 2, T4N, R47W	160.0		96.4	63.6	\$293.98
PARCEL #4B	SW1/4 of 1, T4N, R47W	160.0		98.8	61.2	\$313.24
COMBO #4	(Parcels #4A & #4B)	320.0	0.0	195.2	124.8	\$607.22
PARCEL #5	NE1/4 of 25, T5N, R47W	160.0		155.6	4.4	\$377.46
DRYLAND UNIT	(Parcels #3, #4A, #4B, & #5)	800.0	0.0	667.7	132.3	\$1,825.94
SINGLE UNIT	(Parcels #1A - #5)	1,496.0	368.6	814.9	312.5	\$5,731.03
PARCEL #6	35 ac in S1/2 of 9, T4N, R47W	35.0	Improvement site		35.0	\$704.29

WASHINGTON COUNTY PROPERTY

SALE ORDER	LEGAL DESCRIPTION	ACRES	PIVOT IRR ACRES	DRYLAND ACRES	RDS / WASTE	2018 TAXES
PARCEL #7A	NE1/4 of 4, T4N, R49W, less tract	138.0		138.0	0.0	\$359.62
PARCEL #7B	NW1/4 of 2, T4N, R49W	161.0		161.0	0.0	\$425.58
COMBO #7	(Parcels #7A & #7B)	299.0	0.0	299.0	0.0	\$785.20
PARCEL #8	N1/2SE1/4 & S1/2NE1/4 of 29, T5N, R49W	160.0		157.3	2.7	\$420.00
PARCEL #9	W1/2 of 28, T5N, R49W, less tract	248.4		225.7	22.7	\$798.33
MIDDLE UNIT	(Parcels #7A - #9)	707.4		682.0	25.4	\$2,003.53
PARCEL #10	NE1/4 of 15, T5N, R49W, except a tract	154.0		148.8	5.2	\$397.29
PARCEL #11A	NW1/4 of 14, T5N, R49W	160.0		157.9	2.1	\$421.59
PARCEL #11B	NE1/4 of 14, T5N, R49W	160.0		154.5	5.5	\$412.52
COMBO #11	(Parcels #11A & #11B)	320.0	0.0	312.4	7.6	\$834.11
PARCEL #12	NE1/4 of 11, T5N, R49W	160.0		155.0	5.0	\$413.71
NORTH UNIT	(Parcels #10 - #12)	634.0	0.0	616.2	17.8	\$1,645.11
SINGLE UNIT	(Parcels #7A - #12)	1,341.4	0.0	1,298.2	43.2	\$3,648.64

IRRIGATION INFORMATION

PARCEL #	WELL PERMIT	PIVOT	IRR MOTOR / HP
PARCEL #1A	PERMIT #14732-FP, 450 AC FT, 180 AC.	2005 - 12 tower Valley 8000 pivot	GE electric - 150 hp
PARCEL #1B	PERMIT #2870-FP, 450 AC FT, 180 AC.	2011 - 6 tower Valley 8000 pivot 2011 - 6 tower Valley 7000 pivot	GE electric - 125 hp

PARCEL MAP: #1A - #3 & #6

YUMA CTY, CO

CR 53

CR J

CR L

#2

#1A

#1B

#6

CR 52

#3

PARCEL MAP: #7A - #9

WASHINGTON CTY, CO

CR 56

#8

#9

CR 55

CR WW

CR XX

CR 54

#7A

#7B



PARCEL MAP: #4A, #4B, & #5

YUMA CTY, CO

CR 56

#5

CR O

CR 54

CR N

#4A

#4B

CR 53

PARCEL MAP: #10 - #12

WASHINGTON CTY, CO

CR 59

#12

CR YY

CR ZZ

CR 58

#10

#11A

#11B



Reck means results

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

Watch LIVE Auction at
www.reckagri.com.
Register for online bidding 24 hrs
in advance.

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2019 MARCH						
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						

Printable Calendars From 123Calendars.Com

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