

NW YUMA COUNTY DRYLAND AUCTION

326+/- Acres Dryland
Yuma County, CO

ONLINE ONLY AUCTION

Bidding begins: March 13, 2019 @ 8:00 am, MT
Bidding closes: March 15, 2019 @ 12:00 noon, MT



AUCTION BID CLOSING
Watch and/or submit bids at the Bid Closing
Friday, March 15, 2019 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: The Seller of the 326.6+/- acres of dryland is offering his Colorado dryland for sale at auction. This property is located from the Lone Star School, 4 miles east, 3 miles north in Northwest Yuma County, Colorado. The property is being sold subject to an existing lease for the 2019 crop year and Buyer(s) will receive the landlord lease payment. There is no growing crop and currently in sorghum stubble. Soils are primarily Platner & Iliff loam soils with the terrain being level to slightly rolling. Seller to convey all owned mineral rights to the Buyer(s).

ONLINE BIDDING PROCEDURE: The NW Yuma County Property will be offered for sale as 2 parcels. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on March 13, 2019. The auction will "soft close" @ 12:00 noon, MT on March 15, 2019. 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 NW Yuma County Dryland 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 NW Yuma County Dryland Auction property page at www.reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The "NW YUMA COUNTY DRYLAND AUCTION" with RESERVE is an online only auction with RESERVE. The NW Yuma property to be offered as 2 parcels. 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 con-

tract. 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 5, 2019. Closing to be conducted by Yuma County Abstract 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 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 subject to farm lease.

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.

GROWING CROPS: Seller to convey to Buyer(s) landlord's share of cash rent for 2019.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels as designated within the detail brochure. Seller and Buyer(s), at closing, to sign a memorandum of understanding stating the base acres and yields as designated within the detail brochure.

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

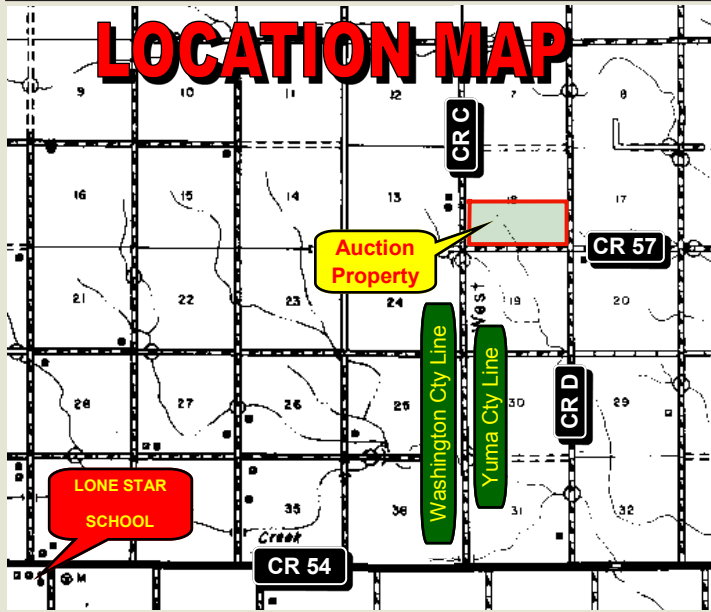
LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

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, detail brochure, and visual presentations 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.

TERMS & CONDITIONS (CONT'D) | MAPS | PARCELS



PARCEL DESCRIPTIONS

PARCEL #1 - DRYLAND: 160.0+/- acres; 159.7+/- ac dryland; .3+/- ac rds; Legal: SE1/4 of 18, T5N, R48W, Yuma Cty, CO; Location: From Lone Star School, 5 mi E to CR D, 3 mi N to SE corner of the property; Soils primarily consist of Platner & Iliff loam soils; Sorghum stubble; R/E Taxes: \$420.28

PARCEL #2 - DRYLAND: 166.6+/- acres; 164.7+/- ac dryland; 1.9+/- ac rds/waste; Legal: SW1/4 of 18, T5N, R48W, Yuma Cty, CO; Location: From Lone Star School, 4 mi E to CR C, 3 mi N to SW corner of the property; Soils primarily consist of Platner & Iliff loam soils; Sorghum stubble; R/E Taxes: \$418.86



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 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 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 "NW YUMA COUNTY DRYLAND 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 NW YUMA COUNTY DRYLAND AUCTION Visual Tour on our website: www.reckagri.com.

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

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Register for online bidding 24 hrs
in advance.

PRSR FIRST CLASS
U.S. POSTAGE
PAID
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ADDRESS SERVICE REQUESTED

2019 MARCH						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
Bidding Opens				7	Bidding Closes	
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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