

ONLINE ONLY
LAND AUCTION

KEITH PERRY ESTATE

Bidding Opens: November 12 @ 8 am - Bidding Closes: November 13 @ noon

NO RESERVE
DEUEL COUNTY, NE
Acreage - Improvements
39.5+/- Acres Pasture
Listing #192037



OPEN HOUSE
1839 Highway #30, Lodgepole, NE
Sunday, November 3, 2-4 PM
Sunday, November 10, 2-4 PM

JOIN US!
Watch and/or submit bids at the Bid Closing
Wednesday, November 13, 2019, 10 AM - 12 Noon
Chappell Golf Course, Chappell, NE



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



RECK AGRI
REALTY & AUCTION

For Further Information Contact:
Marc Reck, Broker





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.

The Keith Perry Estate is selling their 39.5+/- acres with improvements via Online Only auction. This one of a kind property provides a unique opportunity to purchase an acreage with county road access and live water via Lodgepole Creek meandering for 1/2 mile through the property. The property includes pasture with mature trees with a 1,014+/- sq ft, 1 1/2 story, 2 bedroom, 1 bath home, domestic well, and older outbldgs. This is a NO RESERVE auction selling to the highest bidder.

TERMS AND CONDITIONS:

ONLINE BIDDING PROCEDURE: The Keith Perry Estate Property will be offered for sale as one parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on November 12, 2019. The auction will "soft close" @ 12:00 noon, MT on November 13, 2019. Bidding will continue in 5 minute increments until 5 minutes have passed with no new bids. Bidders may bid 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 Keith Perry Estate Land 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 Keith Perry Estate Land Auction property page at www.reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The "KEITH PERRY ESTATE LAND AUCTION" with NO RESERVE is an online only auction with NO RESERVE. The Perry property to be offered as one parcel. 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 Farm, Ranch, & Land Purchase Agreement for the amount of the bid. Required earnest money deposit to be in the form of a personal, business, or corporate check for a minimum of \$1,000 or 5% of the purchase price whichever is greater, 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 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 13, 2019. Closing to be conducted by Thalken Title Company and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by PR 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 as shown within these Terms and Conditions; 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 available for review within the Detail Brochure and title commitment and exceptions will be incorporated and made a part of the Farm, Ranch, & Land Purchase Agreement.

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.

GROWING CROPS: N/A

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

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.

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. Property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty &

MAPS | PARCEL DESCRIPTION

RURAL ACREAGE W/LIVE WATER

39.5+/- acres of pasture, mature trees, 1/2 mile of (live) Lodgepole Creek meandering through property. Improvements include 1,014+/- sq ft., 1 1/2 story, 2 bed-room, 1 bath home with domestic well; Legal: Part of Sec 2 & 3, T13N, R46W; Location: From Chappell NE, 5 1/2 mile NW on Hwy #30; Domestic well; Older out-bldgs; R/E taxes: \$805.28

Starting Bid: \$25,000



AERIAL MAP



Auction and all other agents of Broker are or will be acting as a Limited Seller's Agent. Reck Agri Realty & Auction does not offer broker participation for the "KEITH PERRY ESTATE 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, and Farm, Ranch, & Land Purchase Agreement. For additional color photos visit the "KEITH PERRY ESTATE LAND 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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in advance.

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NOVEMBER 2019						
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