

ONLINE ONLY
LAND AUCTION

SEDGWICK COUNTY,
CO

328.7+/- Ac Dryland

SOUTH SEDGWICK COUNTY DRYLAND

Bidding Opens: December 16 @ 8 am - Bidding Closes: December 17 @ noon



JOIN US!
Watch and/or submit bids at the Bid Closing
Tuesday, December 17, 2019, 10 am - 12 Noon
Reck Agri Auction Center, Sterling, CO



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 or Ben Gardiner, Associate 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.

PROPERTY OVERVIEW: 328.7+/- acres of dryland is being offered for sale in the South Sedgwick County Dryland Auction. 306.1+/- acres is currently being farmed as dryland, 22.6+/- acres grass & old improvement site. The majority of this grass and improvement site may be cleaned up and farmed. This property is located halfway between Julesburg and Holyoke, CO in south central Sedgwick County. Possession is upon closing as there are no planted crops and currently in wheat and millet stubble and corn stalks. Soils consist primarily of Rago & Kuma Silt loam, Richfield loam with small areas of Wages gravelly loam. FSA corn base: FSA corn base of 62.4 acres with 118 bu PLC yield & wheat base of 132.2 acres with 35 bu PLC yield. Terrain is level to slightly rolling terrain. Access off of Hwy #385.

ONLINE BIDDING PROCEDURE: The South Sedgwick County Dryland Property will be offered for sale as one parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on December 16, 2019. The auction will "soft close" @ 12:00 noon, MT on December 17, 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 South Sedgwick 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 South Sedgwick County Dryland Auction property page at www.reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The "SOUTH SEDGWICK COUNTY DRYLAND AUCTION" with RESERVE is an online only auction with RESERVE. South Sedgwick County Dryland 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 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 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 January 17, 2020. Closing to be conducted by Sedgwick County Title

and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Trustee's 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 commitment is 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.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcel 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: 2019 real estate taxes due in 2020, to be paid by Seller. 2020 real estate taxes due in 2021, 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 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 Transaction Broker. Reck Agri Realty & Auction does not offer broker participation for the "SOUTH SEDGWICK 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.

MAPS | PARCEL DESCRIPTION

DRYLAND

328.7+/- ac; 306.1+/- ac dryland; 22.6+/- ac grass/old improvement site; Legal: E1/2 of 9, T9N, R44W, Sedgwick County, Colorado; Location: From Holyoke, CO, 14 mi N on Hwy #385 or from Julesburg, CO, 15 mi S on Hwy #385; Soils primarily consist of Rago & Kuma Silt loam, Richfield loam with small areas of Wages gravelly loam; No planted crops; Ground cover is currently wheat and millet stubble and corn stalks. FSA corn base of 62.4 acres with 118 bu PLC yield & wheat base of 132.2 acres with 35 bu PLC yield. R/E Taxes: \$308.80.

Starting Bid: \$275,000

AERIAL PARCEL MAP



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 "SOUTH SEDGWICK COUNTY DRYLAND AUCTION" Visual Tour on our website: www.reckagri.com.

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Reck Agri Realty & Auction
PO Box 407
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in advance.

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DECEMBER 2019						
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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	1	2	3	4

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Bidding Closes

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