

ONLINE ONLY LAND AUCTION

KIT CARSON
COUNTY, CO

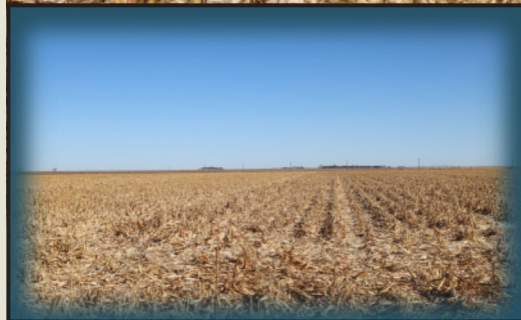
160+/- Ac Pivot Irrigated

LOUIS CLEVELAND PIVOT IRRIGATED

Bidding Opens: December 17 @ 8 am - Bidding Closes: December 18 @ noon



JOIN US!
Watch and/or submit bids at the Bid Closing
Wednesday, December 18, 2019, 10 am - 12 Noon
Burlington Community Center, Burlington, 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



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: The Cleveland family is offering their 160+/- acres with 119.7+/- acres of pivot irrigated, 38.4+/- acres of dry-land corners, and 1.9+/- acres roads for sale at the Louis Cleveland Pivot Irrigated Land Auction. The property is located from Burlington, CO, 5 1/2 miles S, 8 miles E, 1 mile N in the east central portion of Kit Carson County, CO near the CO/KS border. Possession is upon closing. Irrigation water is provided via well permit #14806-FP adjudicated for 400 ac ft to irrigate 160 ac. 150 hp GE electric motor with Vertiline pump, and a 2012 7 tower Valley model 8000 pivot. FSA base is 7 acre wheat base w/44 PLC yield, 74.5 acre corn base w/195 bu yield, 29.5 acre soybean base w/47 bu yield. The terrain of the property is level with Kuma-Keith & Norka Colby silt loam soils. Owned mineral rights will be conveyed to Buyer(s).

TERMS AND CONDITIONS:

ONLINE BIDDING PROCEDURE: The Louis Cleveland Property will be offered for sale as one parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on December 17, 2019. The auction will "soft close" @ 12:00 noon, MT on December 18, 2019. Bidding remains open as long as there is continued bidding. Bidding will close when 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 Louis Cleveland Pivot Irrigated 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 Louis Cleveland Pivot Irrigated Land Auction property page at www.reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The "LOUIS CLEVELAND PIVOT IRRIGATED LAND AUCTION" with RESERVE is an online only auction with RESERVE. The Louis Cleveland 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 Kit Carson 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 commitment is 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 property 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, well permit, and equipment appurtenant to the property whether for irrigation use, including but not limited to the following: Well Permit #14806-FP. The water rights are subject to the rules, regulations, and limitations of the Colorado Department of Water Resources and the local groundwater district. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, pumping rates/adequacy of the irrigation well and condition of the irrigation equipment.

GROWING CROPS: Seller to convey to Buyer(s) landlord's share of wheat currently planted. Buyer(s) to accept transfer of indemnity of crop insurance and pay premium at 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. The 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.

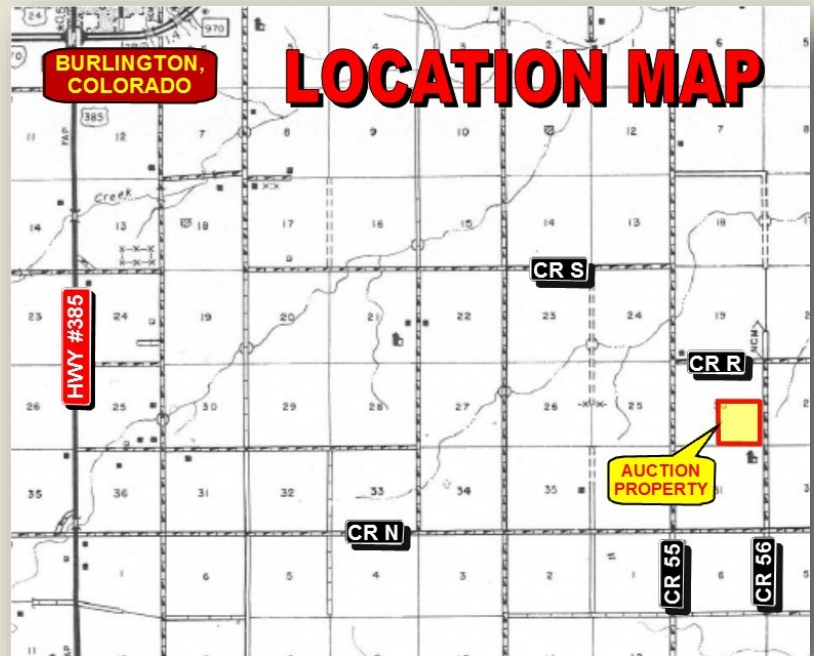
ACREAGES: All stated acreages in the initial brochure and detail brochure are approximate and are obtained from aerial photos from the FSA office. The county tax records may indicate different acreag-

MAPS | PARCEL DESCRIPTION

PIVOT IRRIGATED

160.0+/- ac; 119.7+/- ac pivot irrigated, 38.4+/- ac dryland corners, 1.9+/- ac rds; Legal: SE1/4 of 30, T9S, R42W; Location: From Burlington, CO, 5 1/2 mi S on Hwy #385 to CR N, 8 mi E to CR 56, 1 mi N; Terrain is level with soils consisting of Norka and Kuma-Keith silt loam soils; Irrigation well permit #14806-FP adjudicated for 400 ac ft to irrigate 160 ac; Irrigation equipment includes 150 GE electric motor, Vertiline pump & 2012 7 tower Valley pivot; FSA base: 7 acre wheat base w/44 PLC yield, 74.5 acre corn base w/195 bu yield, 29.5 acre soybean base w/47 bu yield; Plains Groundwater Management District Assessment: \$60; RRWCD Assessment: \$2,320; R/E taxes: \$782.24.

Starting Bid: \$400,000



es 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 "LOUIS CLEVELAND PIVOT IRRIGATED 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 "LOUIS CLEVELAND PIVOT IRRIGATED LAND AUCTION" Visual Tour on our website: www.reckagri.com.

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

Watch ONLINE on the
Reck Agri App.
Register for online bidding 24 hrs
in advance.

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DECEMBER 2019

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				

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