

ONLINE ONLY AUCTION >

# NORBERT & LUCILLE MEIS LAND AUCTION

YUMA & WASHINGTON COUNTIES, CO | 952± ACRES >> 5 PARCELS

Bidding Opens: November 10, 2020 @ 8:00 am, MT  
Bidding Closes: November 11, 2020 @ 12:00 noon, MT



Listing #202130

**952± TOTAL ACRES PIVOT IRRIGATED // DRYLAND // PASTURE // CRP**  
OFFERED IN 5 SEPARATE PARCELS



**For More Information, Contact:**

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# TERMS & CONDITIONS

**ANNOUNCEMENTS MADE BY RECK AGRI REALTY & AUCTION (HEREINAFTER REFERRED TO AS BROKER) AT THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL.**

**OVERVIEW:** The heirs of Norbert & Lucille Meis are offering 952± acres for sale which includes pivot irrigated, dryland, pasture and CRP. Offered in 5 separate parcels - 4 in Yuma County and 1 in Washington County. All parcels are located within 7 to 12 miles of Yuma, Colorado. Seldom does property become available for sale in this area whereby all buyers have an equal opportunity via the online only auction to purchase land to start and/or expand their operation or purchase as an investment.

**ONLINE BIDDING PROCEDURE:** The Norbert & Lucille Meis Property will be offered for sale in 5 parcels. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on November 10, 2020. The auction will "soft close" @ 12:00 noon, MT on November 11, 2020. 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](http://www.reckagri.com) and click on the Norbert & Lucille Meis 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 Norbert & Lucille Meis Land Auction property page at [www.reckagri.com](http://www.reckagri.com) or calling Reck Agri Realty & Auction.

**BID CLOSING:** To submit bids in person or to attend the bid closing, join us at the Concession Building, Yuma County Fairgrounds, Yuma, CO on November 11, 2020 from 10 am - 12 noon.

**SALE TERMS/PROCEDURE:** The "NORBERT & LUCILLE MEIS LAND AUCTION" with RESERVE is an online only auction with RESERVE. The Meis property to be offered in 5 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 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 11, 2020. Closing to be conducted by Washington County Title and/or Yuma County Abstract and the closing service fee to be split 50-50 between Seller and Buyer(s).

**TITLE:** Seller to pass title by General 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 pasture and wheat stubble upon closing. Possession of the growing wheat crop is subject to existing cash rent lease. Possession of the corn stalks on pivot irrigated after December 31, 2020.

**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 equipment appurtenant to the property whether for irrigation and/or livestock use. The water rights are subject to the rules, regulations, and limitations of the Colorado Department of Water Resources, Y-W 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/irrigation wells and condition of all irrigation equipment. Seller to convey irrigation equipment and all appurtenant stock wells and equipment.

**GROWING CROPS:** Buyer(s) to receive the cash rent for planted wheat on Parcel #1 for 2021 harvest. Tenant to be reimbursed at closing by Buyer(s) for the expenses for spraying and tilling the wheat stubble on Parcel #1.

**CRP CONTRACTS:** Seller to convey all right, title, and interest to the existing CRP contracts to the Buyer(s) as successor in interest. Seller to convey the October 2021 CRP payments to the Buyer(s). Buyer(s) assumes responsibility of the maintenance of the CRP acres, the obligations of the CRP contract, and agrees to enter into new CRP contract within 60 days after the closing. Buyer(s) assumes responsibility of the costs and penalties if Buyer(s) chooses to terminate the existing contract.

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

**REAL ESTATE TAXES:** 2020 real estate taxes due in 2021, to be paid by Seller. 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, 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.

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**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 "NORBERT & LUCILLE MEIS LAND AUCTION". Reck Agri Realty & Auction reserves the right to refuse bids from any bidder.

# MAPS + PARCEL DESCRIPTIONS

## PARCEL DESCRIPTIONS

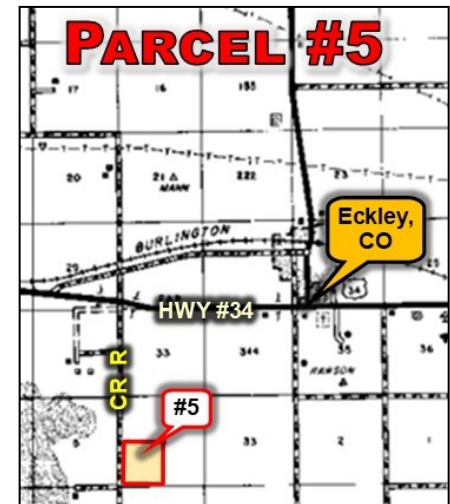
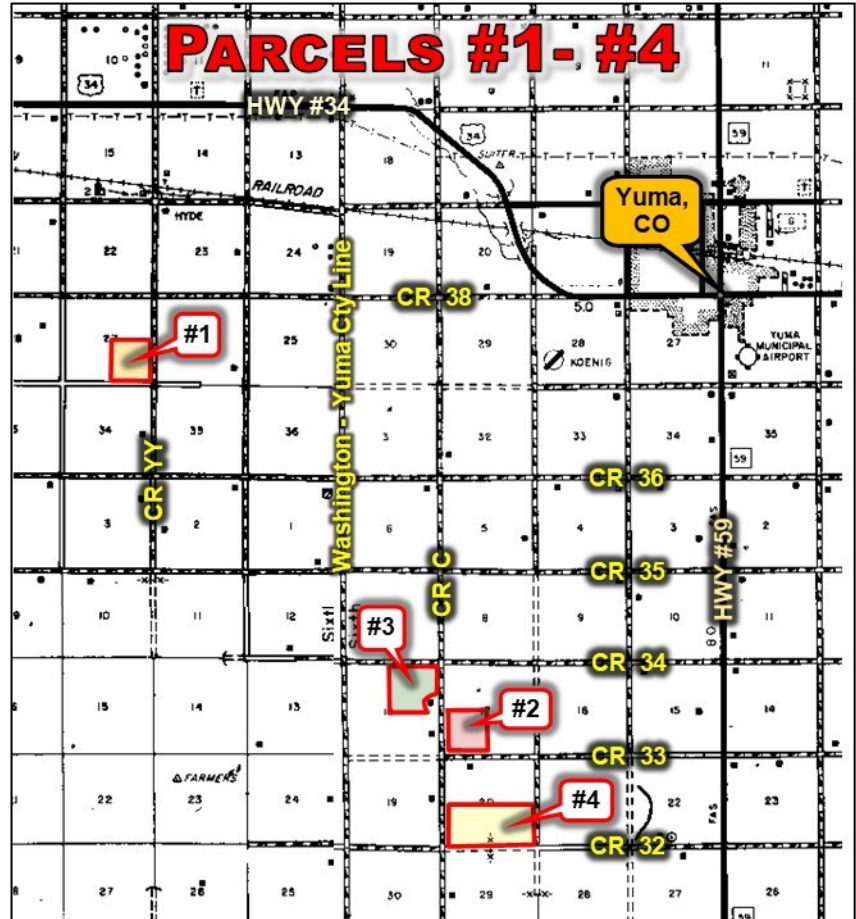
**PARCEL #1 - DRYLAND:** 160.0± ac; 159.5± ac dryland, .5± ac rds; Legal: SE1/4 of 27, T2N, R49W, Washington Cty, CO; Location: From Yuma, CO, 6 mi W on CR 38 to CR YY, 1/2 mi S; FSA base: 108.5 ac wheat w/46 bu yield, 40.8 ac corn w/182 bu yield; 80± ac planted to wheat; 79.5± ac wheat stubble. R/E taxes: \$518.88. **STARTING BID: \$145,000**

**PARCEL #2 - PIVOT IRRIGATED:** 160.0± ac; 131.0± ac pivot irr, 18.7± ac CRP, 10.3± ac grass/rds; Legal: SW1/4 of 17, T1N, R48W, Yuma Cty, CO; Location: From Yuma, CO, 4 mi S on Hwy #59 to CR 34, 3 mi W to CR C, 1/2 mi S; Irr Well Permit #17841-FP adjudicated for 400 ac ft; Irr equipment includes 100 hp electric motor, pump & 2015 8 tower Valley pivot w/ AgSense; FSA base: 137.6 ac corn w/182 bu yield; YWMD Assessment: \$20.00; RRWCD Assessment: \$1,885.00; CRP contract expires: 9/30/2026, Annual payment: \$1,052.00 @ \$56.39/ac; R/E taxes: \$1,228.82. **STARTING BID: \$460,000**

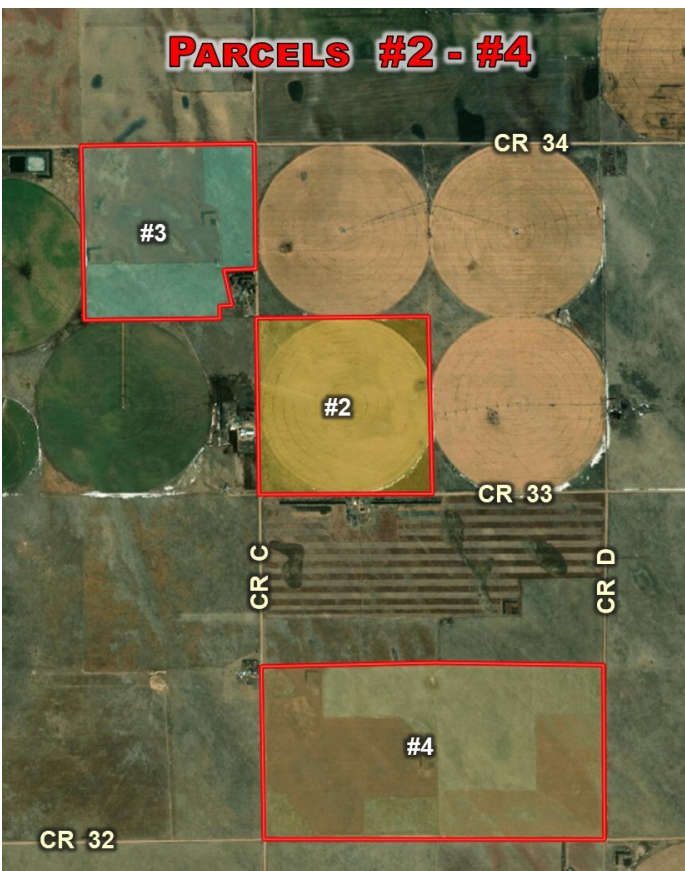
**PARCEL #3 - PASTURE/EXPIRING CRP:** 152.1± ac; 79.5± ac CRP, 72.6± ac pasture/rds; Legal: NE1/4 of 18, T1N, R48W Except tract, Yuma Cty, CO; Location: From Yuma, CO, 4 mi S on Hwy #59 to CR 34, 3 mi W; CRP contract expires: 9/30/2020 (Pending approval for reenrollment - If approved, Buyer(s) option to keep or terminate); Submersible L/S well; R/E taxes: \$196.70. **STARTING BID: \$85,000**

**PARCEL #4 - PASTURE/CRP:** 320.0± ac; 96.2± ac CRP, 223.8± ac pasture/rds; Legal: S1/2 of 20, T1N, R48W, Yuma Cty, CO; Location: From Yuma, CO, 6 mi S on Hwy #59 to CR 32, 2 mi W; CRP contract expires: 9/30/2021, Annual payment: \$3,440.00 @ \$35.76/ac; Windmill; R/E taxes: \$306.84. **STARTING BID: \$180,000**

**PARCEL #5 - PASTURE:** 160.0± ac pasture/rds; Legal: SW1/4 of 4, T1N, R46W, Yuma Cty, CO; Location: From Eckley, CO, 2 mi W on Hwy #34 to CR R, 1 1/2 mi S; Submersible well; R/E taxes: \$123.42. **STARTING BID: \$95,000**



## PARCELS #2 - #4



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 "NORBERT & LUCILLE MEIS LAND AUCTION" Visual Tour on our website: [www.reckagri.com](http://www.reckagri.com).



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