

BACA COUNTY LAND AUCTION



BIDDING BY PHONE

320 Acres - Grassland with Improvements

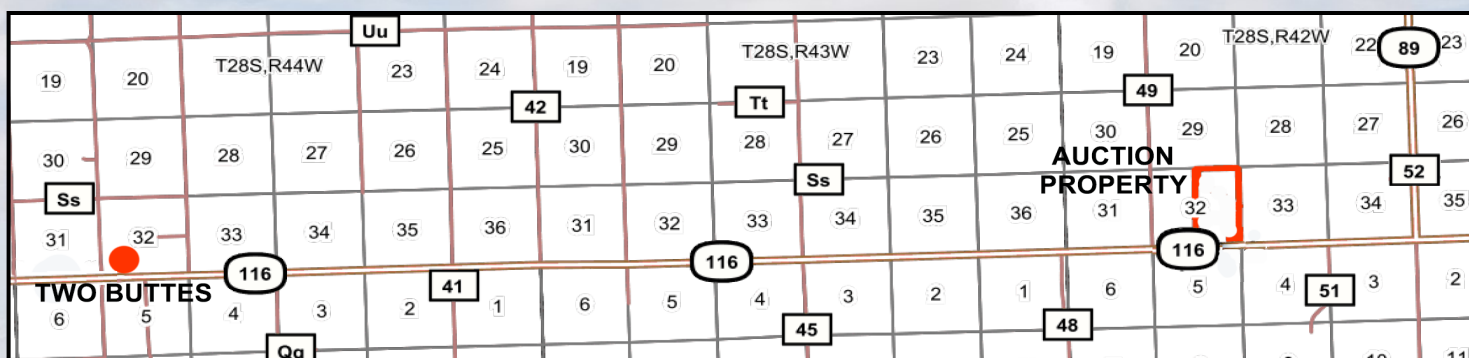
Property Location - 11 miles East of Two Buttes on Hwy 116

E½ Section 32 - Township 28S - Range 42W of 6th PM

Start: Time: 8:30 AM MDT Date: July 12, 2021

End: Time: 5 PM MDT Date: July 15, 2021

OPEN HOUSE: June 18 & 25 - 2:00 PM to 5:00 PM



TERMS & CONDITIONS

MANNER OF SALE: This Property will be sold in one Tract of 320 acres.

PRICING: Bidding shall be done on the entire Tract Price; Bidding



will not be with any regard to the per acre price.

BIDDING: Bidding shall begin on 07/12/2021 and shall end at 5 PM on 07/15/2021 MST or thereafter until a bid has not been received within 5 minutes of the last bid on DATE. At the option of Cruikshank Realty, Inc., the bidding period may be extended. All bidding shall be by bidder calling Cruikshank Realty, Inc. at one of the three advertised telephone numbers: Primary number is 719-336-7802, if busy call 719-688-7802 or 719-691-5189. Each bidder shall receive a bidder number with the bidder's bid being recorded to that number. All bidder's names shall remain confidential during the bidding process. The Current high bid will be available by calling the above numbers.

BIDDERS: All qualified persons or entities may bid.

NOXIOUS WEEDS: Noxious weeds such as bindweed, canadian thistle, johnson grass, etc. may be present on the property.

TERMS: The successful bidder will be required to sign a Colorado

approved Contract to Buy and Sell Real Estate – Land upon acceptance of the final high bid received. A 10% earnest money check shall accompany the Contract. The balance is due in cash or other acceptable good and sufficient funds at Closing. Bidding is not contingent on financing. If necessary, all financing must be arranged prior to bidding. Sale is subject to Seller's confirmation.

POSSESSION: After Funding and Closing

CLOSING: Closing shall occur within 20 days after bidding stops.

MINERALS: Buyer will receive all Seller's interest. (Records indicate Seller owns a 100% interest.)

TITLE: Title to the land will be guaranteed merchantable by Title Insurance provided by Bison Title Co., equal to the Selling Price, and subject to all Title Commitment Exceptions, easements, and



prior reservations of record. At Closing, Buyer shall receive a Warranty Deed. The Title Insurance Premium shall be paid by Seller.

ANNOUNCEMENTS: Any announcement made during the Auction period will supersede published material. All registered bidders will be notified of any changes.

WARRANTIES/BROKER'S NOTES: Cruikshank Realty, Inc. and its representatives are acting as Seller's Agent. CRI and its representative and/or Seller make no warranties either expressed or implied. The property is being sold in its present and "as is" condition subject to any easements, Right of Way, restrictions, or exceptions of public record as recorded in the public records of Baca County, CO. All acreages and boundaries are considered to be approximate. All information is from sources deemed to be reliable, but not guaranteed. Prospective Bidder/Buyers are urged to in-

All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.



GENE CRUIKSHANK, ALC
Owner/Broker

**CRUIKSHANK
REALTY**

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Licensed in Colorado, Kansas, Oklahoma & New Mexico

BACA COUNTY LAND AUCTION

320 ACRES GRASSLAND AND IMPROVEMENTS

HOME INFORMATION



IMPROVEMENTS:

MAIN HOUSE: 1860 Sq Ft - Forced Air Heat & A/C

MAIN LEVEL: 3 Bedrooms - 2 - ¾ Bathrooms, 1- Full Bathroom, Kitchen, Large Living Room, Hall (built-in storage), Laundry Room, Enclosed Porch, and Attached Garage

BASEMENT: 1196 Sq Ft - 2 - Finished Rooms (used as bedrooms) Large Entertainment Room, Storage/Utility Room

GARAGE/SHOP: 1296 Sq Ft - Concrete Floor, Plumbed, Utilities, Overhead Door, and Walk-in Door

GENERATOR: Power Generator for Stand-By-Power wired to House

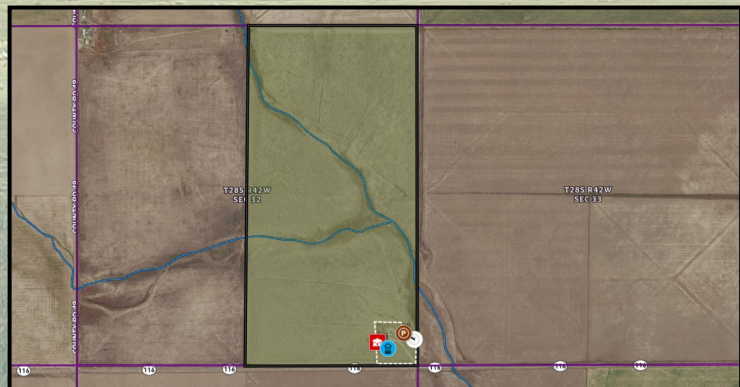
WATER: Well with Filtration and Softener System for House.



GUTTERS: New 2019

WINDOWS: Master: Vinyl, Living Room: Wood, Balance: Metal

GARAGE / CARPORT : 1 Car Garage - Attached, 1 Car Carport – Detached – 22' x 25'



INTERIOR FEATURES: Window Coverings, Ceiling fan(s), 1 Garage Door Opener, Walk-in Closet, Smoke and CO Detectors



KITCHEN: Gas Range, Dishwasher, Water Softener, Trash Compactor, Reverse Osmosis

FREEZER

WINDOW COVERINGS & BLINDS

PROPANE TANKS: Cook Oil - Owned

AMENITIES: 3 Season Enclosed Porch

ROOF: New 2017 Composition (All Outbuildings)



EXTERIOR FEATURES: Corral - 2 pens, water: 12'x44' metal calving shed; 10'x14' storage shed; 3 fuel tanks. Pasture water in corrals.

