

ONLINE ONLY AUCTION >

STONEHAM GRAIN FACILITY

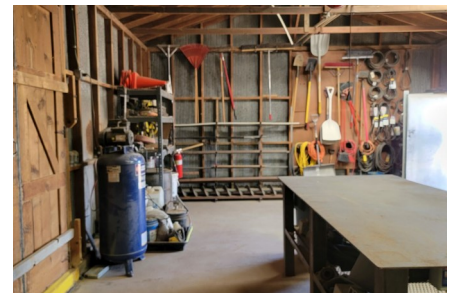
WELD COUNTY, CO | 41550 MARBLE AVE, STONEHAM, CO

Bidding Opens @ 8:00 am and Closes @ 12 noon
on May 26, 2022



Listing #0221A20

GRAIN FACILITY – 831,000± BUSHEL CAPACITY
OFFERED AS 1 PARCEL



For More Information, Contact:



Marc Reck, Broker
marcreck@reckagri.com



Ben Gardiner, Broker Associate
bgardiner@reckagri.com

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.

ONLINE BIDDING PROCEDURE: The Stoneham Grain Facility Property will be offered for sale as one parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on May 26, 2022. The auction will "soft close" @ 12:00 noon, MT on May 26, 2022. Bidding remains open on the property as long as there is continued bidding. Bidding will close when 5 minutes have passed with no new bids on the property.

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 Stoneham Grain Facility 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 Stoneham Grain Facility Auction property page at www.reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The "STONEHAM GRAIN FACILITY AUCTION" is an online only auction with RESERVE. The Stoneham Grain Facility 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 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 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 June 24, 2022. Closing to be conducted by Heritage Title 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 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.

REAL ESTATE TAXES: 2022 real estate taxes due in 2023 to be prorated to the day of closing.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

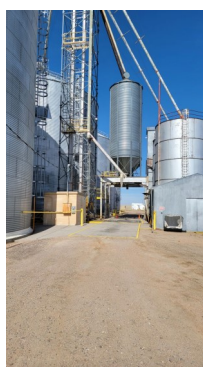
MINERALS: Seller to convey all OWNED mineral rights to Buyer(s).

ACREAGES: Stated acreages in the initial brochure and detail brochure are as per ALTA-ACSM Land survey. 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 "STONEHAM GRAIN FACILITY 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 via cell phone, or online bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, purchase agreement. For additional color photos visit "STONEHAM GRAIN FACILITY AUCTION" on our website: www.reckagri.com.

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MAPS + PARCEL DESCRIPTION

LOCATION MAP:



PARCEL DESCRIPTION:

JD Heiskell is offering its Stoneham Grain Facility for sale via an online only auction. This 831,000± bu facility sits on 3.17± acres in Stoneham, CO with great access to Highway 14 and Highway 71. Storage is comprised of five large steel bins with aeration fans and two smaller bins (no air) all fed by a 180T/hour leg. There are two overhead loading bins, 60T truck scale, office space, and ancillary storage buildings. This turn-key facility is compliant with OSHA standards and has had many upgrades in recent years.

Starting Bid: \$500,000

Thursday, May 26, 2022

Bidding opens @ 8 am; closes at 12 (noon)

**Call (970) 522-7770
to schedule a showing**





535 E Chestnut St // PO Box 407 // Sterling, CO // 970.522.7770

reckagri.com

PO Box 407 // Sterling, CO 80751

ADDRESS SERVICE REQUESTED

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Watch ONLINE on the
Reck Agri App.

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MAY 2022						
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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