

# ELMS Irrigated Farm

## Land Auction

YUMA COUNTY, CO

Tuesday, November 15, 2022, 10:30 am MT

Yuma County Fairgrounds | Yuma, CO

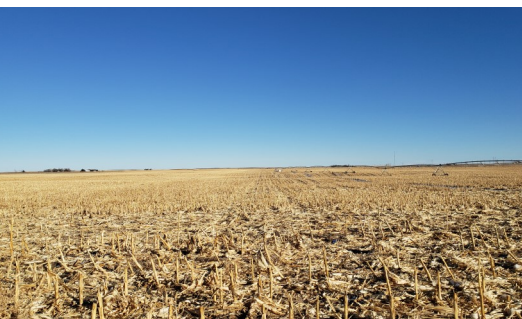
**LIVE  
Auction**

**NO RESERVE**

**640±  
Total Acres**

**Pivot Irrigated  
Grain Storage**

**2 Parcels  
Single Unit**



Office: 970.522.7770 | Toll Free: 800.748.2589



**For More Information, Contact:**

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**Marc Reck**, Broker  
marcreck@reckagri.com

# Auction Terms + Location Map

**OVERVIEW:** The ELMS Farm property is situated approximately 20± miles southeast of Yuma in Central Yuma County, CO. This area has excellent groundwater and each pivot has its own well located near the pivot point. The wells currently pump 650-850± GPM with 400 ac-ft of annual appropriation each. Parcel #1 also has 100,000± bu grain storage. This is an excellent opportunity to expand or invest in two to four contiguous irrigated quarters.

**AUCTION PROCEDURE:** The ELMS IRRIGATED FARM LAND AUCTION is a NO RESERVE auction. The property to be offered as a "MULTI PARCEL" Auction with 2 Parcels and as a Single Unit and will be offered in the sale order as stated. Bids will be taken for total purchase price, not price per acre. Bidding increments are at the discretion of the Broker.

**TERMS:** Upon conclusion of the auction, the highest bidder(s) will enter into a contract for the amount of the bid, 15% of the purchase price is due as earnest money and will be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

**CLOSING:** Closing shall be on or before December 16, 2022 and will be conducted by Yuma County Abstract. Closing fee split 50-50 between Seller and Buyer(s).

**TITLE:** Seller to pass title by General Warranty Deed, 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). Title commitments are available for review within the Detail Brochure.

**POSSESSION:** Possession of land upon closing. Seller reserves possession of the grain bins on Parcel #1 until June 1, 2023 and may enter the property to move stored grain.

**PROPERTY CONDITION:** The prospective Bidder(s) should verify all information contained herein, fully inspect the property, its condition, and to rely on their own conclusions. The property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

**GROWING CROPS:** Seller to reserve all growing crops currently on the property.

**WATER RIGHTS & EQUIPMENT:** Seller to convey all water rights and irrigation equipment appurtenant to the property.

**REAL ESTATE TAXES:** 2022 real estate taxes due in 2023, to be paid by Seller.

**LEGAL DESCRIPTION:** Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. No survey will be provided by Seller.

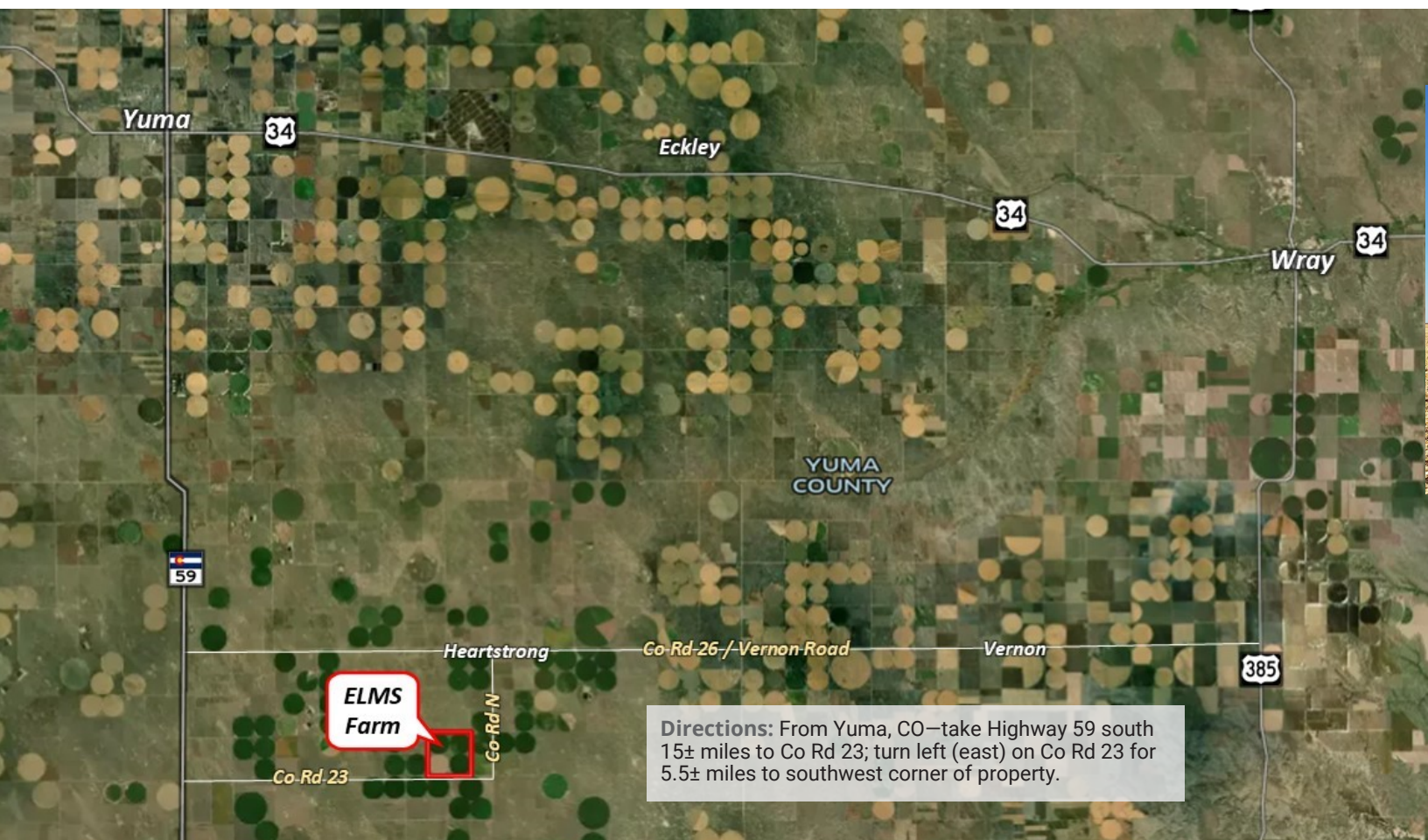
**MINERALS:** Seller to convey all OWNED mineral rights.

**ACREAGES:** All stated acreages are approximate and are obtained from County Assessor or FSA records. No warranty is expressed or implied as to exact acreages of property and all bids are for the total parcel without regard to exact acreage.

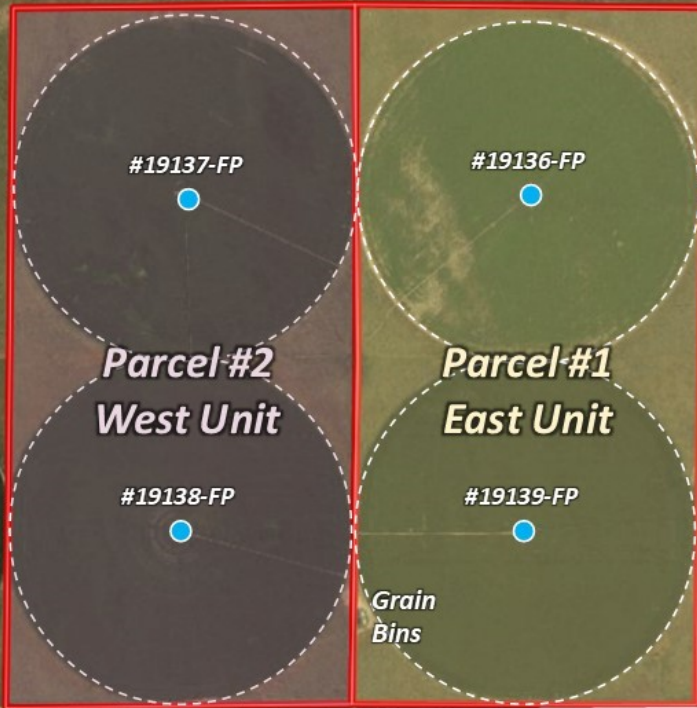
**BIDDER REQUIREMENTS:** To register to bid, Buyer(s), prior to the auction, must review and accept the Detail Brochure with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Detail Brochure may be obtained by calling Reck Agri Realty & Auction or visiting auction property page at [www.reckagri.com](http://www.reckagri.com). Bidding via cell phone, internet, and/or bidding on someone's behalf must be approved by Reck Agri Realty & Auction 24 hours prior to auction. Prospective bidders are encouraged to pre-register.

**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 omissions, corrections, or withdrawals. Maps utilized in marketing materials are not intended as a survey and are for illustrative purposes only. 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 ELMS IRRIGATED FARM 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.

**ANNOUNCEMENTS MADE BY  
RECK AGRI REALTY & AUCTION AT THE TIME OF  
THE SALE WILL TAKE PRECEDENCE OVER ANY  
PREVIOUSLY PRINTED MATERIAL.**



# Parcel Descriptions



**Parcel #1—East Unit:** 319.7± total ac. 250.0± ac pivot irrigated cropland w/ grass corners; 2 irrigation wells (Permits #19136-FP & #19139-FP). Each well is permitted for 400 ac-ft. annually. North circle was white wheat and south was corn in 2022. 100,000± bu grain storage with air. Possession of the land upon closing; Possession of grain bins June 1, 2023. FSA Base: 253.7 ac corn base w/ 169 bu yield. LEGAL: W1/2 Section 1, T2S-R47W 2021 R/E Taxes: \$6,926.64 total (incl. \$3,842.50 for RRWCD & \$48.00 for CGWM).

**Parcel #2—West Unit:** 319.8± total ac. 250.0± ac pivot irrigated cropland w/ grass corners; 2 irrigation wells (Permits #19137-FP & #19138-FP). Each well is permitted for 400 ac-ft. annually. Both circles were corn in 2022. Additional stock well for livestock watering. Possession upon closing. FSA Base: 253.7 ac corn base w/ 169 bu yield. LEGAL: E1/2 Section 2, T2S-R47W 2021 R/E Taxes: \$6,034.46 total (incl. \$3,654.00 for RRWCD & \$48.00 for CGWM).

**Single Unit (Parcels #1 & #2):** 639.5± total ac. 500± pivot irrigated under 4 pivots with 4 irr wells. 100,000± bu grain storage. FSA Base: 507.4 ac corn base w/ 169 bu yield. 2021 R/E Taxes: \$12,961.10 total (incl. \$7,496.50 for RRWCD & \$96.00 for CGWM).



PO Box 407, Sterling, CO 80751

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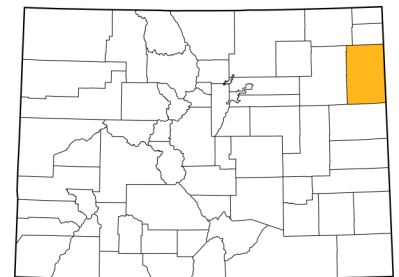


## ELMS Irrigated Farm Land Auction

640± Acres | 2 Parcels

**LIVE  
Auction**

YUMA COUNTY, CO



**Tuesday, Nov. 15, 2022**  
10:30 am MT

The ELMS Farm Irrigated Land Auction offers an excellent opportunity for pivot irrigated land in central Yuma County, CO. Situated approximately 20± miles southeast of Yuma, near Heartstrong, CO.

