

North Sterling Lakefront Hunting & Pasture Land Auction

LOGAN COUNTY, COLORADO

Tuesday, July 18, 2023

Bidding Opens @ 8 AM, Closes @ 12 PM (noon) MT

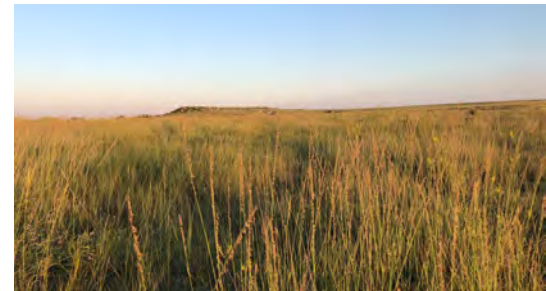
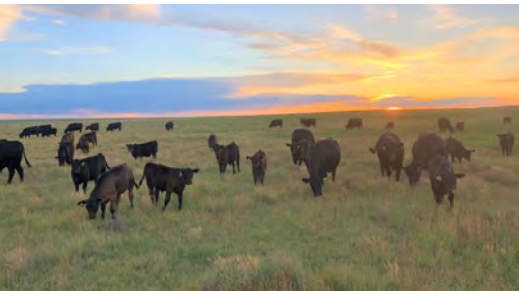
Online
ONLY
Auction

NO RESERVE

Grazing, Hunting
Fishing & Recreation

Native Pasture
3.5± Mi of Shoreline
Private Access

2,149±
Deeded Acres



Register to bid 24 hours in advance at reckagri.com | ***Offering broker participation!***



Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

Marc Reck, Broker
marcreck@reckagri.com

Ben Gardiner, Broker Associate
bgardiner@reckagri.com

North Sterling Lakefront Hunting & Pasture

For the livestock, recreational, and hunting enthusiast, this 2,149± acre ranch adjacent to North Sterling Reservoir and State Park has all the amenities. Whether it's running cows, yearlings, and/or horses; hunting ducks, Canadian and snow geese as they feed and fly between North Sterling, Prewitt, and Jumbo Reservoirs - the South Platte River - and adjoining corn and wheat fields; hunting the trophy buck; fishing for the record Walleye; boating with friends and family, or just enjoying the lake view, quiet, and serenity of nature - this ranch has it all!

The well-managed native grasses and topographical diversity of the ranch provide excellent grazing, wildlife habitat and scenic beauty. 3.5± miles of shoreline provide private access to the reservoir. Thoughtfully preserved with a Conservation Easement to ensure the ranch maintains its historical roots, while portions of the ranch are open for you to utilize as you see fit, including future home sites.

Total Deeded Acres: 2,149±

Logan County, Colorado

Located 18± miles NW of Sterling, CO or 145± miles NE of Denver

3.5± miles of shoreline on the north/west sides of North Sterling Reservoir (North Sterling State Park); private water access with appropriate Parks pass.

Located in GMU 89 - whitetail, mule deer, antelope, bobcat, turkey, pheasant, sandhill crane and dove; licensed falconry permitted

Located in Central Flyway (waterfowl)

Topographical diversity with open, rolling plains, rock outcroppings, teepee rings, and sub-irrigated areas along the shoreline

Ranch has been well-maintained and not over-grazed

Cross-fenced for rotational grazing

Diverse mix of native grasses with excellent sod cover

Elevation avg. 4,000 ft. (above sea level)

10± miles of mature shelter-belt trees

Conservation Easement (CE) to preserve historical use of the property as a working ranch

160± acres excluded from the CE to allow for any type of use or future construction

4 residential building envelopes reserved within the CE

Improvements include: Historical stone cabin (non inhabitable), new 1,500 sq. ft. pole building with concrete floor and insulation (set up for RV parking); livestock sheds and corrals

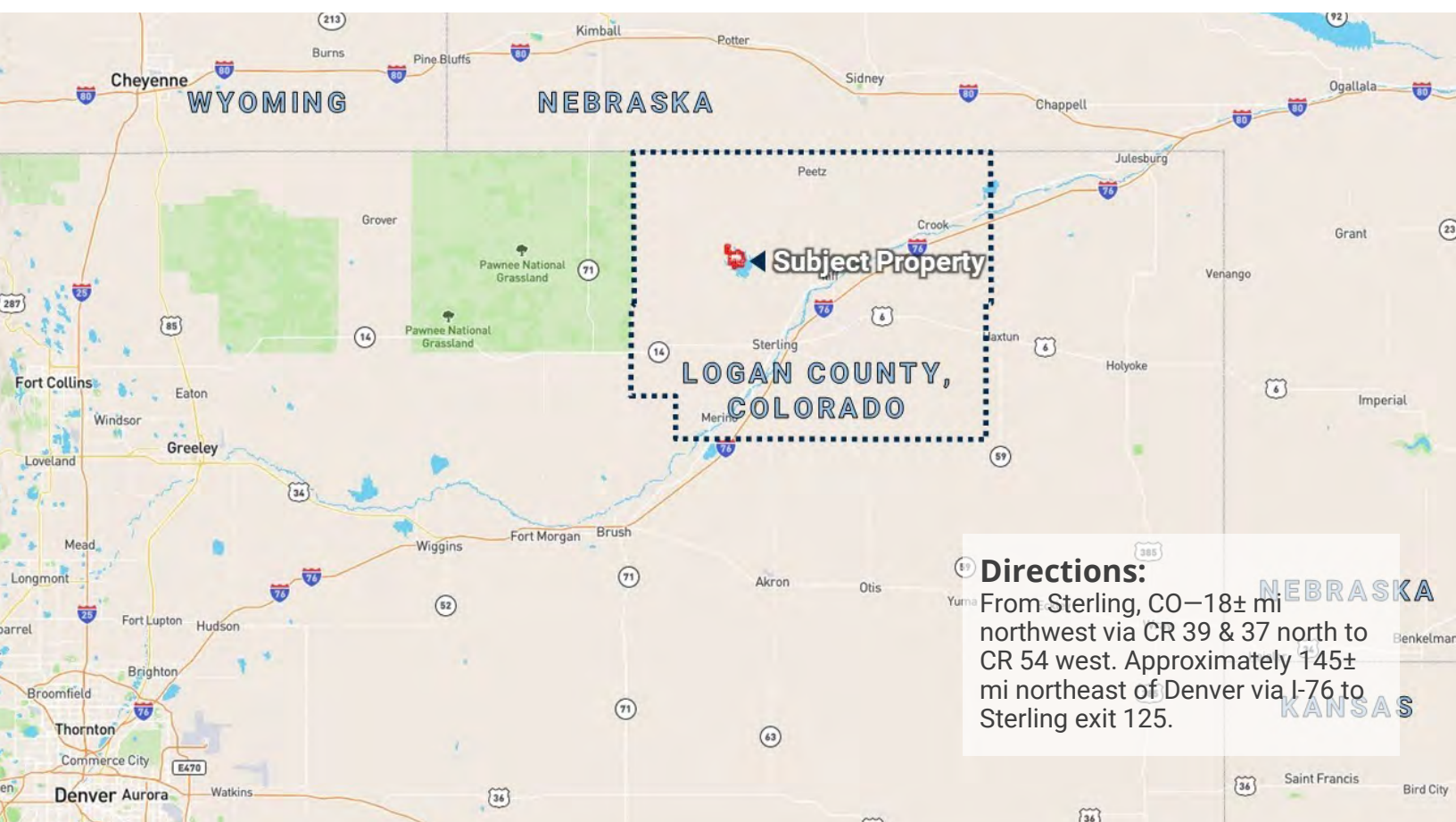
Learn more about State Park Recreation and Sterling, CO on page 6

NOTICE

It is very important to respect the landowner's property and time. If interested, please call our office to schedule a showing of the property.



Location Map & Photos



Terms & Conditions

OVERVIEW: The North Sterling Lakefront Hunting & Pasture Land Auction features 1 parcel of pasture in central Logan County, CO. Offered via an online-only (timed) auction on Tuesday, July 18, 2023 starting at 8 AM and "soft" closing at 12 PM (noon), MT.

AUCTION PROCEDURE: The "NORTH STERLING LAKEFRONT HUNTING & PASTURE LAND AUCTION" is an online only auction with NO RESERVE. The North Sterling Lakefront property to be offered as 1 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.

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, to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Sample contract is available within the Due Diligence Packet.

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 August 18, 2023. Closing to be conducted by Northeast Colorado Title 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, encumbrances, special assessments levied or assessed, and subject to all easements and restrictions or covenants now of record.

POSSESSION: Possession of pasture upon closing subject to existing lease for 2023 grazing season. Buyer(s) to receive pro-rata share of the grazing lease payments.

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

WATER RIGHTS: Seller to convey all water rights appurtenant to the property.

CONSERVATION EASEMENT: The majority of the property is encumbered by an conservation easement with Colorado Open Lands. Buyer(s) are purchasing this property subject to the terms and conditions of said easement.

REAL ESTATE TAXES: 2023 R/E taxes due in 2024, to be prorated to date of closing.

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

ACREAGES: All stated acreages are approximate and are obtained from County Assessor records. Said records may indicate different acreages, no warranty is expressed or implied as to exact acreages of property, all bids are for the total parcel without regard to exact acreage.

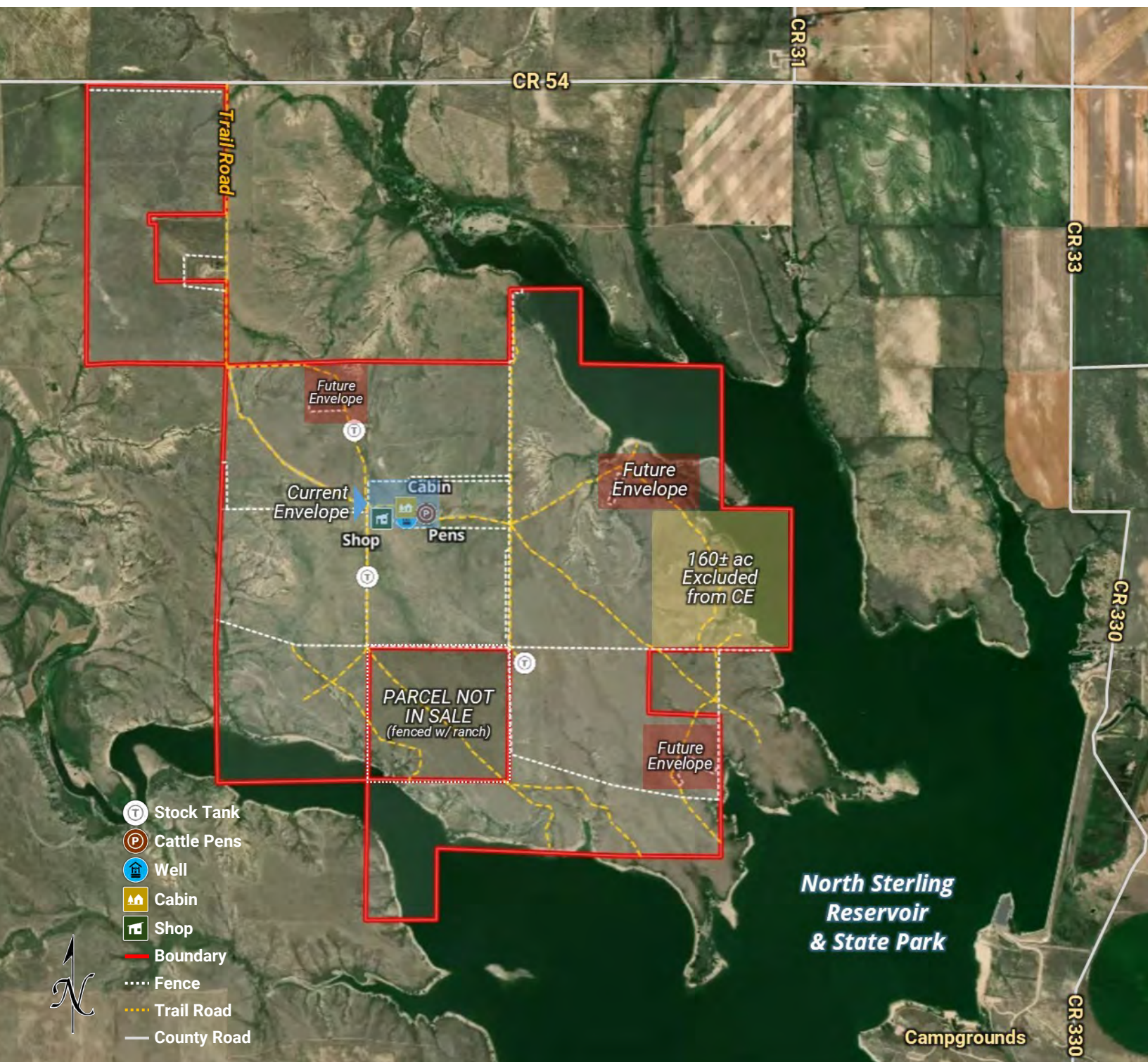
BIDDER REQUIREMENTS: Prior to the auction, prospective bidders must review and accept the Due Diligence Packet with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Due Diligence Packet may be obtained by visiting North Sterling Lakefront Hunting & Pasture Land Auction property page at reckagri.com or by calling Reck Agri Realty & Auction. Registration can be completed through our website or by calling the office.

NOTICE TO PROSPECTIVE BUYER(S): 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 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 IS OFFERING broker participation for this 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 materials.



Aerial Map & Description



Ranch Unit Description:

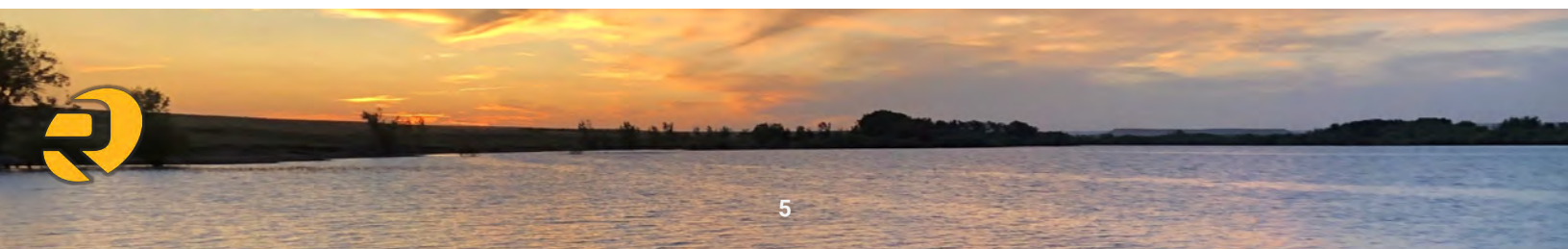
2,149± Total Deeded Acres - With over 3.5± mi of shoreline, this unique, historical ranch presents a rare opportunity! Diverse in topography and native grasses with unmatched hunting and recreation at your doorstep. Cross-fenced pasture for rotational grazing. Open, rolling terrain with areas of sub-irrigation, rock outcroppings, and teepee rings. A Conservation Easement (CE), which covers most of the property, preserves the historic use as a working cattle ranch. There are 3 future residential building envelopes reserved until 2033 that can be developed. Additionally, 160± adjacent to the reservoir is excluded from the (CE), allowing potential Buyer(s) to use and/or construct improvements as desired.

Well Permit #262924

Est. R/E Taxes: \$1,487.48



Photos



Amenities & Recreation

North Sterling Reservoir & State Park:

- Excellent fishing for walleye, saugeye, and crappie; quality fishing for wiper and channel catfish
- GMU 89 - whitetail & mule deer, antelope, bobcat, turkey, pheasant, sandhill crane and dove; licensed falconry permitted
- Waterfowl - ducks, Canadian geese, snow geese, etc.
- Park activities include boating, camping, fishing, hiking, and archery
- Dog-friendly with 6 ft. leash
- Equipment rentals for boating, kayaking, hiking and geocaching
- Horseback riding allowed along the South Shoreline Trail
- Winter Activities: Ice fishing and winter camping



Sterling, CO | Logan County Seat

- Population: 14,750±
- 145± miles NE of Denver via I-76—1.5 hours from Denver Int'l Airport
112± miles east of Fort Collins, CO via Hwy 14
- Known as the “Queen City of the Plains”
- Several gorgeous city parks with pavilions
- City of Sterling Municipal Airport (Crosson Field)
- Home to the Overland Trail Museum
- Union Pacific & Burlington Northern railways
- Rural, agriculture, gas & oil-based economy
- **Schools:** Offer small town environment while emphasizing individualized instruction and technology for students—Northeastern Junior College offers educational, athletic, and cultural opportunities
- **Healthcare:** Sterling Regional Medical Center and Banner Health Clinics, David Walsh Cancer Center, Salud Clinic, DaVita Dialysis Center, Centennial Mental Health, UC Health plus private physicians and specialists
+ Dental, chiropractic, physical therapy, and wellness practitioners
- **Historic Downtown Sterling:** Bistros and fine dining, microbrewery, antiques, boutiques and farmers market
- **Outdoor Sports & Recreation:** North Sterling State Park, Shooting Complex, Frisbee golf, (2) 18-hole golf courses, city parks and pools, cycling and walking trails, youth and adult sports leagues, college sporting events and summer baseball
- **Recreation Center:** indoor/outdoor swimming, courts, equipment rentals, event space and fitness area
- **Arts & Culture:** Performing arts, public art galleries, movie theatre, public and college libraries
- Three shopping centers, including Home Depot, Walmart, Walgreens and locally-owned specialty stores
- The Annex, coworking facility
- Within 50 miles of Prewitt Reservoir, Julesburg Reservoir, South Platte River and 100± miles from Lake McConaughy in Ogallala, Nebraska

CO Parks & Wildlife



Scan the QR code for more information from the CO Parks & Wildlife.
Find passes, information, maps and more!

PO Box 407, Sterling, CO 80751
ADDRESS SERVICE REQUESTED

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Reck Means Results

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*Mailer is not intended to solicit currently listed properties.
Reck Agri Realty & Auction is licensed in CO, NE and KS.*

North Sterling Lakefront Hunting & Pasture Land Auction

2,149± Total Acres

Online
ONLY
Auction

LOGAN COUNTY, CO



**Tuesday, July 18, 2023
Bidding Opens at 8 AM,
closing at 12 PM (noon) MT**

Online-only auction with NO RESERVE on unique lakefront property in central Logan County, CO. Rare opportunity to own private land along the shoreline of northeastern Colorado's North Sterling Reservoir & State Park!

