

Flagler Dryland Quarter Auction

KIT CARSON COUNTY, COLORADO

Thursday, January 25, 2024

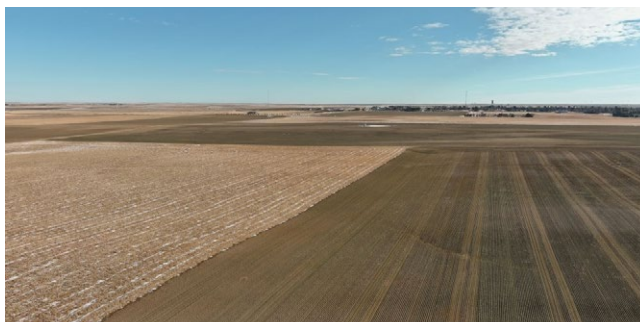
Bidding Opens @ 8 AM, Closes @ 12 PM (noon) MT



160.0±
Total Acres

154.73±
Tillable Acres

1± mile from
Flagler, CO



Register to bid 24 hours in advance at reckagri.com



Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

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Auction Info + Location Map

ONLINE BIDDING PROCEDURE: The Flagler Dryland Quarter Auction will be offered for sale as one parcel. BIDDING WILL BE ONLINE-ONLY. Bidding will begin @ 8:00 am MT on January 25, 2024. The auction will "soft close" @ 12:00 noon, MT on January 25, 2024. Bidding remains open as long as there is continued bidding. Bidding will close when 5 minutes have passed with no new bids.

To bid at the online auction:

Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit reckagri.com and click on the Flagler Dryland Quarter Auction property page to register to bid.

Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below.

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 Due Diligence Packet; 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.) Complete and submit the "Bidder Approval Request" form online. 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. Due Diligence Packet may be obtained by visiting the Flagler Dryland Quarter Auction property page at reckagri.com or by calling Reck Agri Realty & Auction.

TERMS: Competitive bids will determine the outcome of the auction. Upon the conclusion of the auction, the highest bidder(s) will enter into a Contract to Buy and Sell Real Estate (Land) for the amount of the bid, 15% of the purchase price is due as earnest money and deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

CLOSING: Closing is on or before February 22, 2024, and to be conducted by Kit Carson County Abstract Co. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Special 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).

POSSESSION: Possession of sorghum stubble acres upon closing. Possession of growing wheat acres shall be upon harvest of 2024 crop.

PROPERTY CONDITION: 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.

FARM LEASE: Acreage planted in wheat is subject to tenant rights. Seller to credit Buyer(s) \$2,800, at closing, for 2024 cash rent on said acres.

REAL ESTATE TAXES: 2024 real estate taxes due in 2025, and thereafter to be paid by Buyer(s).

FSA DETERMINATION: FSA base acres and yields to pass with the property as designated within the Due Diligence Packet. Buyer(s) and Seller, at closing, to sign a Memorandum of Understanding (MOU) stating the base acres and yields as designated within the Due Diligence Packet.

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

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

ACREAGES: All stated acreages are approximate and are obtained from FSA and/or 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.

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 does not offer 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.



Parcel Info - Map & Photos

Overview:

Excellent opportunity to own a dryland quarter close to town. Approximately half of the tillable acres are planted to wheat, subject to cash lease for 2024 – Buyer(s) to receive cash rent payment*. Possession of the remaining acres upon closing. This quarter has attractive FSA base and good county road access.

160.0± total acres | Kit Carson County, CO

154.73± tillable acres (dryland)

77.36± acres sorghum stubble, possession upon closing; 77.37± acres growing wheat, possession upon harvest of 2024 crop*

FSA Base: 41.04 ac wheat @ 31 bu; 56.37 ac corn @ 123 bu; 15.22 ac sunflowers @ 916#

Seller to convey all of Seller's OWNED mineral rights

Legal: NW1/4 Sec 3, T9S, R51W

R/E Taxes: \$461.00 (2023)

Starting Bid: \$155,000



Planted wheat acres



On County Rd V looking west—sorghum stubble



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We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.



Flagler Dryland Quarter Auction

160± Total Acres | 1 Parcel

Online
ONLY
Auction

KIT CARSON COUNTY, CO



Thursday, January 25, 2024
Bidding Opens at 8 AM
Closes at 12 PM (noon) MT

Dryland quarter for sale at Online-Only Auction. Just west of Flagler, CO—close to grain markets and I-70.

