

Rober Family Enterprises, LLLP Pasture Auction

LOGAN COUNTY, COLORADO



Tuesday, February 27, 2024

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



2,494±
Total Acres

652± Ac Deeded
1,842± Ac State Lease

10± miles North
of Haxtun, CO



Register to bid 24 hours in advance at reckagri.com



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

Auction Info + Location Map

ONLINE BIDDING PROCEDURE: The Rober Family Enterprises, LLLP Pasture Auction property will be offered for sale as one parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on Feb. 27, 2024. The auction will "soft close" @ 12:00 noon, MT on Feb. 27, 2024. Bidding remains open as long as there is continued bidding on the parcel. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid on the parcel at any time before bidding closes.

To bid at the online auction: 1.) Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit reckagri.com and click on the Rober Family Enterprises, LLLP Pasture 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 full 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 located on this property's page at reckagri.com. 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. A Due Diligence Packet may be obtained by visiting Rober Family Enterprises, LLLP Pasture Auction property page at reckagri.com or by calling Reck Agri Realty & Auction.

TERMS: 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.

POSSESSION: Possession of property 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.

CLOSING: Closing is on or before April 2, 2024, and to be conducted by Northeast Colorado Title Company. 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.

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).

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

CRP CONTRACTS: Seller to convey all right, title, and interest to the existing CRP contract #11259, to the Buyer(s) as successor in interest. Seller to convey the October 2024 CRP payment to Buyer(s).

STATE OF COLORADO LEASE: Seller to transfer State Lease to Buyer(s). Application fee and transfer fee to be paid by Buyer(s). Buyer(s) to make application to the State Land Board for transfer of State Lease and sale is subject to State Land Board approval. It is recommended Buyer(s) visit with State Land Board before auction and see if they qualify for assignment of State Lease. When selling the property, bidding will be on the deeded acres only, State Lease #114555 and the improvements located on said State Lease are included within sale, and the transfer fee to be 1/2 of the annual rent payment (\$6,799.95). Improvements owned by the Seller located on said State Lease are valued at \$121,390 and to be transferred by bill of sale at closing. State Lease is for 690 AUM's and expires 10/16/2032. Buyer(s) to pay lease payment of \$13,599.90 for the 2024 grazing season. If transfer of lease is not approved by the State Land Board, the earnest money is forfeited to the Seller.

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

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 the FSA office and/or county tax records. No warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage. Tax records indicate 640± acres deeded but FSA records indicate 651.9± acres deeded; FSA acreage to be used for 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. 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 "ROBER FAMILY ENTERPRISES, LLLP PASTURE 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

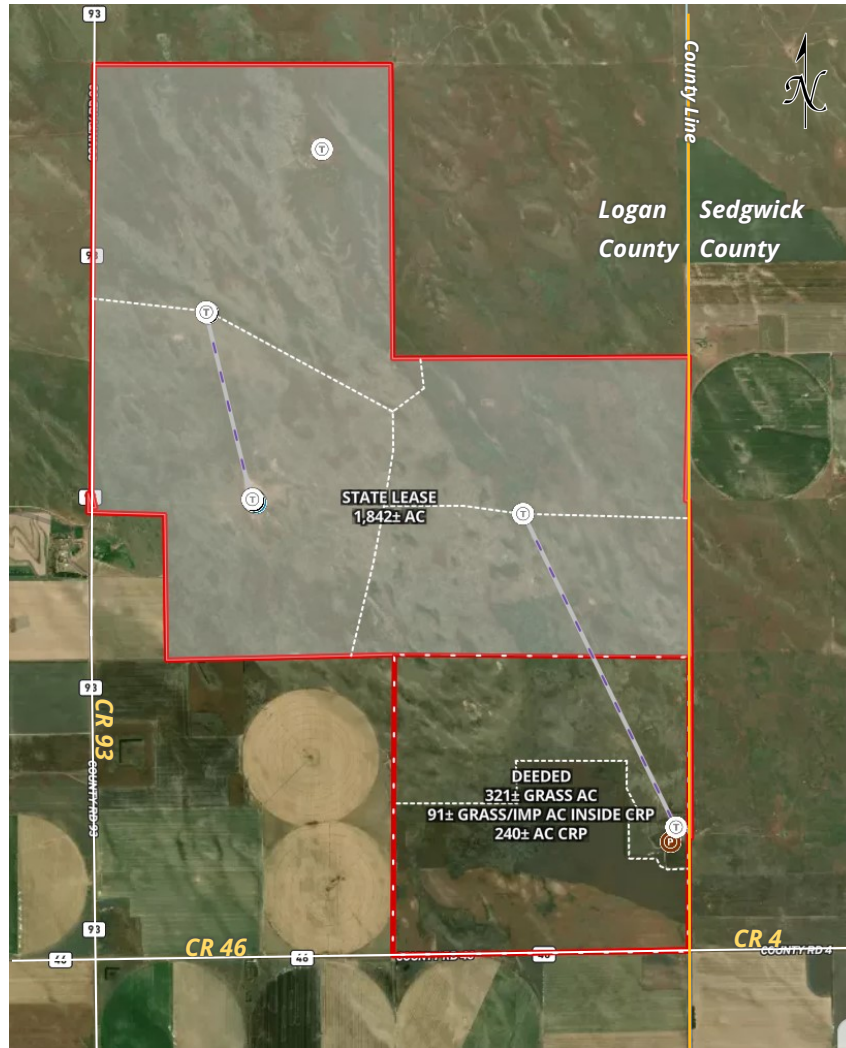
Overview:

Well-managed, relatively new fences, with well sodded pasture and strategic livestock water locations. 2,494± acre pasture with CRP located 10± miles north of Haxtun, Colorado in Logan County. This property will be sold as one parcel via Online-Only timed auction with Reserve. Fenced into 4 pastures w/3 wells to 5 tanks via pipeline. Interstate access via 1-76 and Red Lion Road to the north, Logan County Road 46/ Sedgwick County Road 4 to the south.

652± deeded acres | 1,842± State Lease acres

- 321± acres deeded pasture with fence
- 91± acres deeded pasture and improvements within CRP
- 240± acres CRP, expires 9-30-2026, annual payments \$7,897 of \$32.81/acre
- 1,842± acres Colorado State Lease
- State Lease expires 10/16/2032, 690 AUM's, annual rent payment of \$13,599.90
- Cross fenced into 4 pastures
- 3 wells to 5 tanks via pipeline
- Seller to convey all OWNED mineral rights
- 2023 Real Estate taxes due in 2024: Deeded \$519.88; State Lease \$140.30

Starting Bid: \$485,000



Deeded



State Lease



PO Box 407, Sterling, CO 80751
ADDRESS SERVICE REQUESTED

PRSR FIRST CLASS
U.S. POSTAGE
PAID
MAIL U.S.A.

Reck Means Results

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.

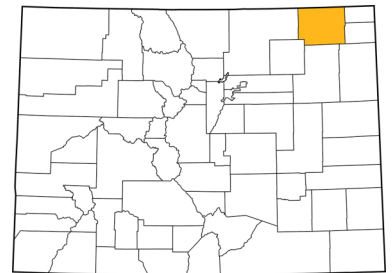


*Mailer is not intended to solicit currently listed properties.
Reck Agri Realty & Auction is licensed in CO, NE and KS.*

Rober Family Enterprises, LLLP Pasture Auction

Online
ONLY
Auction

LOGAN COUNTY, CO



Tuesday, February 27, 2024
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Closes at 12 PM (noon) MT

Well-managed 2,494± acre pasture & CRP located 10± miles north of Haxtun, CO to be sold as one parcel via timed online-only auction.

