Double W Irrigated Farm Auction

PHILLIPS COUNTY, COLORADO

Online ONLY Auction

Thursday, March 28, 2024

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

439±
Total Acres

Parcel #1:
384± Acres Irrigated

Parcel #2:
55± Acres Farmstead

2 Pivots w/ Wells

2 Homes + Improvements

Register to bid 24 hours in advance at reckagri.com

RECK AGRI
REALTY & AUCTION
reckagri.com

Office: 970.522.7770 | **Toll Free:** 800.748.2589

For More Information, Contact:

Ben Gardiner, Broker Associate
bgardiner@reckagri.com

Marc Reck, Broker
marcreck@reckagri.com

Auction Terms + Location Map

ONLINE BIDDING PROCEDURE: The "DOUBLE W IRRIGATED FARM AUCTION" is a land auction with RESERVE to be held on Thursday, March 28, 2024. BIDDING WILL BE ONLINE ONLY. This property will be offered for sale in 2 Parcels. Bidding will open at 8 AM, MT and Parcel #1 will "soft close" at 12 PM (noon), MT. Parcel #2 will "soft close" 15 minutes AFTER Parcel #1 has closed. Bidding will close when 5 minutes have passed with no new bids. 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 of each parcel and not price per acre.

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 DOUBLE W IRRIGATED FARM 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 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. Due Diligence Packet may be obtained by visiting DOUBLE W IRRIGATED FARM 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 & Sell Real Estate (Land) for the amount of the bid. Required earnest money deposits as follows: Parcel #1) 15% & Parcel #2) 5% of the total purchase price is to be 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 May 3, 2024, and to be conducted by Phillips County Abstract. 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).

POSSESSION: Upon signing of contract and the earnest money clearing, Buyer(s) may enter onto Parcel #1 and complete the necessary fieldwork and/or plant crops. Any completion of fieldwork and planting of crops does not constitute a farm lease. If Buyer(s) defaults and does not close, all fieldwork, crop expenses, and earnest money is forfeited to Seller. If closing does not occur due to the default of Seller, Seller to reimburse Buyer(s) for fieldwork completed at custom rates and invoiced crop expenses. Possession of Parcel #2 upon closing.

WATER RIGHTS & EQUIPMENT: Buyer(s) shall receive whatever interest, if any, Seller has in any water rights appurtenant to the property. Seller to convey all Seller's water rights, water wells, well permits, and equipment appurtenant to the property whether for irrigation, domestic or livestock use, including but not limited to the following: Irrigation Well Permits #6947-FP and #12332-FP (Parcel #1) and Domestic Well Permit #316642 (Parcel #2).

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.

R/E TAXES & ASSESSMENTS: 2024 real estate taxes and irrigation assessments due in 2025 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. If the Parcels sell to different Buyer(s), a survey will be required to create a metes and bounds legal description, Seller to provide and pay for said survey. Seller & Buyer(s) agree that closing may be extended up to 30 days if necessary to complete said survey.

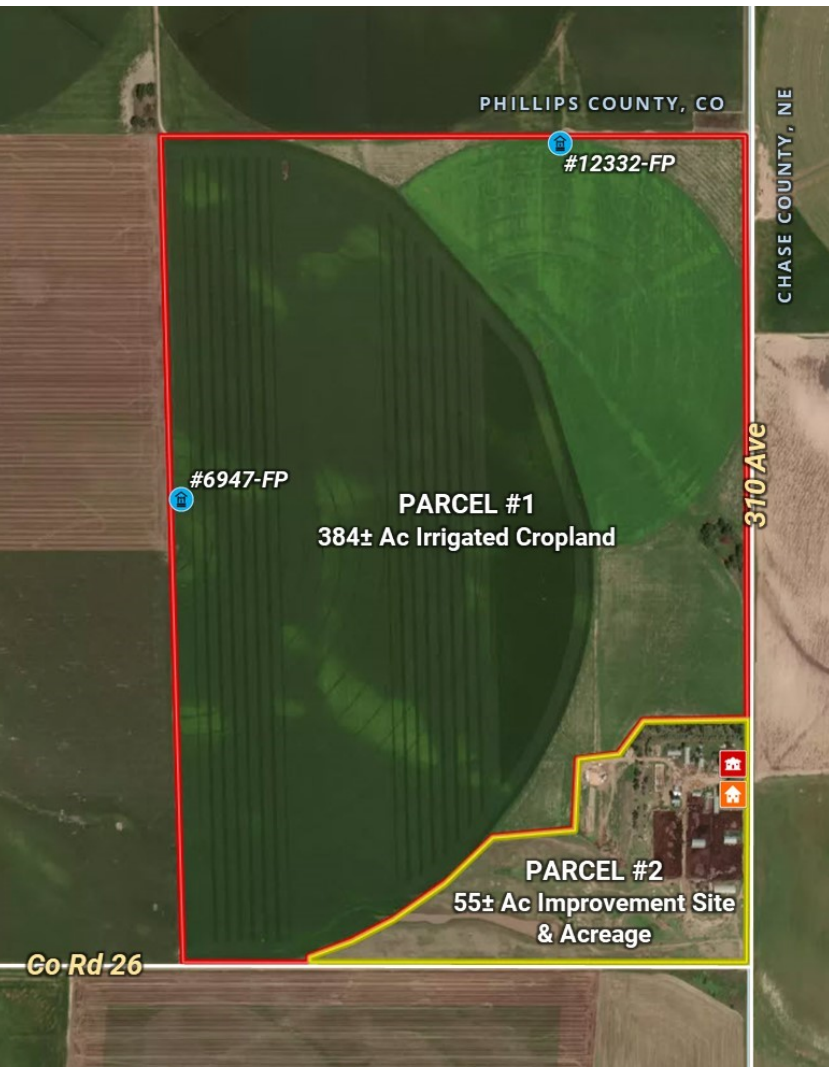
ACREAGES: All stated acreages are approximate and are obtained from FSA and/or County Assessor records. Said records may indicate different acreages, no warranty is expressed or implied as to exact acreages of property, all bids are for the total parcel without regard to exact acreage.

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.

FOR COMPLETE TERMS, SEE DUE DILIGENCE PACKET OR PROPERTY PAGE | Terms must be agreed to before registering to bid.

Parcel Info - Map & Photos



QUICK FACTS:

439± total FSA acres (424.5± assessed acres)
Located 13± miles east of Holyoke, CO
Phillips County, CO | Offered in 2 parcels
Legal: Parcel in W1/2 Sec 32, T8N, R42W

PARCEL #1: 384± acres - Irrigated Cropland
322± irrigated acres under 2 pivots with 2 wells
Well Permit #6947-FP permitted for 257 acres w/ 642 ac-ft annual appropriation
Well Permit #12332-FP permitted for 140 acres w/ 325 ac-ft annual appropriation
Available for 2024 crop season

Starting Bid: $1,650,000

PARCEL #2: 55± acres - Improvement Site & Acreage
2,296± sq ft brick home w/ unfinished basement
1,630± sq ft modular home on finished basement w/ attached garage
(2) Quonsets and misc. sheds/barns
Feeding pens with auto waterers & feed bunk w/ lockups

Starting Bid: $150,000

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.

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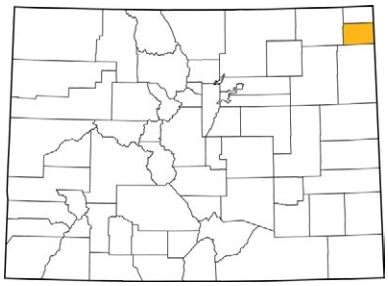
Mailers not intended to solicit currently listed properties.
Reck Agri Realty & Auction is licensed in CO, NE and KS.

Double W Irrigated Farm Auction

439± Total Acres | 2 Parcels

Online ONLY Auction

PHILLIPS COUNTY, CO



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439± acres offered in two parcels. Irrigated cropland and established improvements with many possibilities. Located 13± miles east of Holyoke, CO along the CO/NE state line.

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