

Beulah F. Maggard Estate Land Auction

WASHINGTON COUNTY, COLORADO

Tuesday, April 16, 2024 at 10:30 am MT

Washington County Event Center | 552 West 2nd Street, Akron, CO

**LIVE
Auction**



1,462±

Total Acres

Offered as:

4 Parcels

2 Combos

Single Unit

612± ac Dryland

788± ac Pasture

+ Homesite

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

Preliminary Auction Terms & Location Map

OVERVIEW: For the first time in 114 years, the Beulah F. Maggard Estate is being offered for sale. 612± acres dryland, 788± acres pasture and homesite with home, barn, pens, trees, and multiple outbuildings. All Parcels are contiguous and located 17± miles south of Otis, CO. Paved and dirt road access. The auction format provides everyone the opportunity to purchase pasture and dryland of various sizes to expand and/or start your operation.

AUCTION PROCEDURE: The "BEULAH F. MAGGARD ESTATE LAND AUCTION" is a land auction with RESERVE. The Maggard Estate property to be offered as a "MULTI PARCEL" Auction in 4 Parcels, 2 Combos, and as a Single Unit. The parcels, combos, and single unit will be offered in the sale order as stated in the brochure. The parcels, combos, and single unit will compete to determine the highest aggregate bid(s). Seller agrees not to accept and/or negotiate any contracts to purchase prior to auction date. Bids will be taken for total purchase price not price per acre.

TERMS: Upon the 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 to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

CLOSING: Closing is on or before May 24, 2024, and to be conducted by Washington County Title Services. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Personal Representative 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).

POSSESSION: Possession upon signing of contract and earnest money clearing for necessary fieldwork and/or to fix pasture fence. Completion of work does not constitute a farm and/or grazing lease. Possession of improvements upon closing.

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.

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.

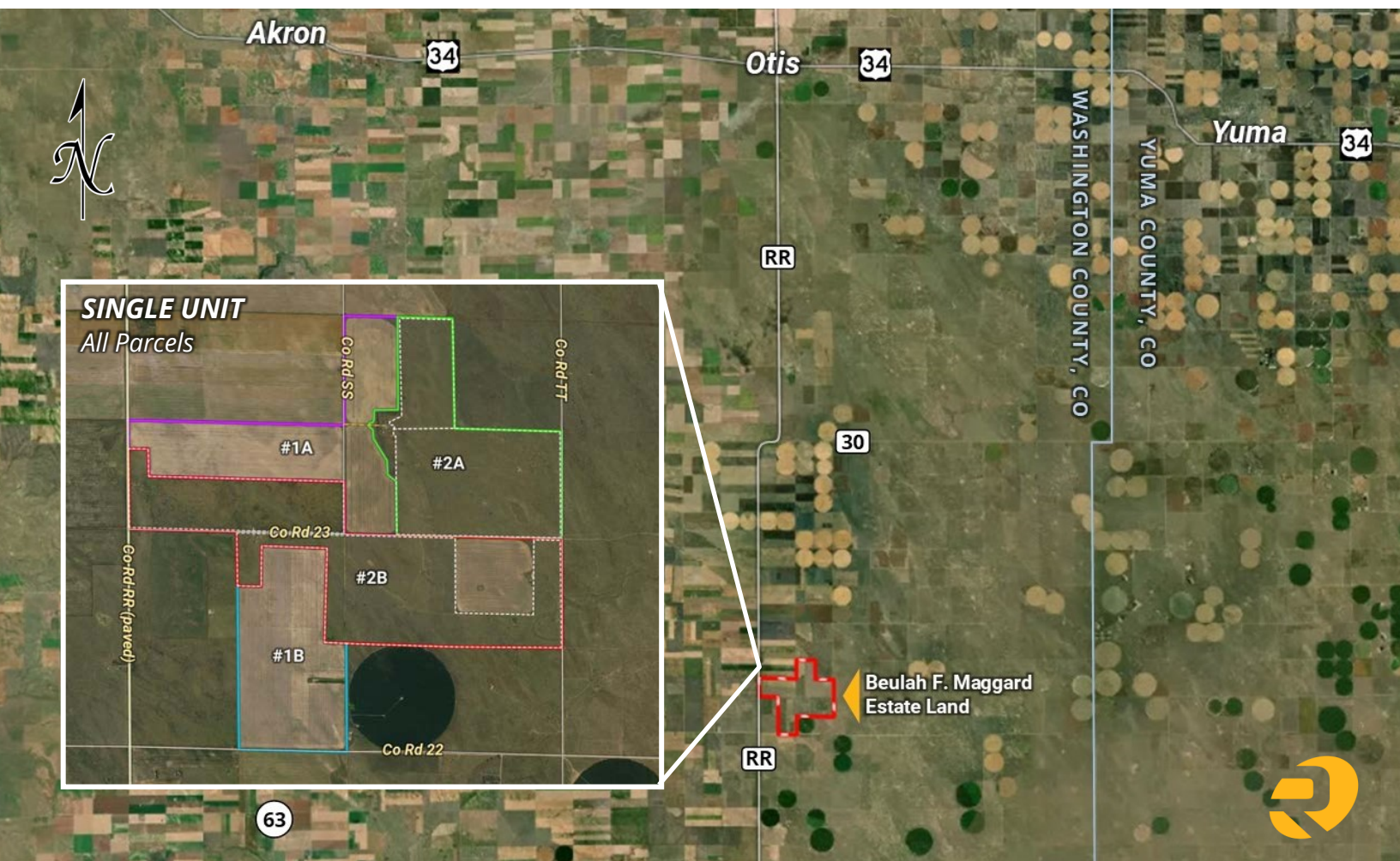
MINERALS: Seller to convey all their OWNED mineral rights to Buyer(s). There are 5 older low production gas wells located on the property.

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.

BIDDER REQUIREMENTS: To register to bid, Buyer(s), prior to the auction, 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 auction property page at reckagri.com, or by calling Reck Agri Realty & Auction. Bidding on someone's behalf, must be approved by Reck Agri Realty & Auction 24 hours prior to auction.

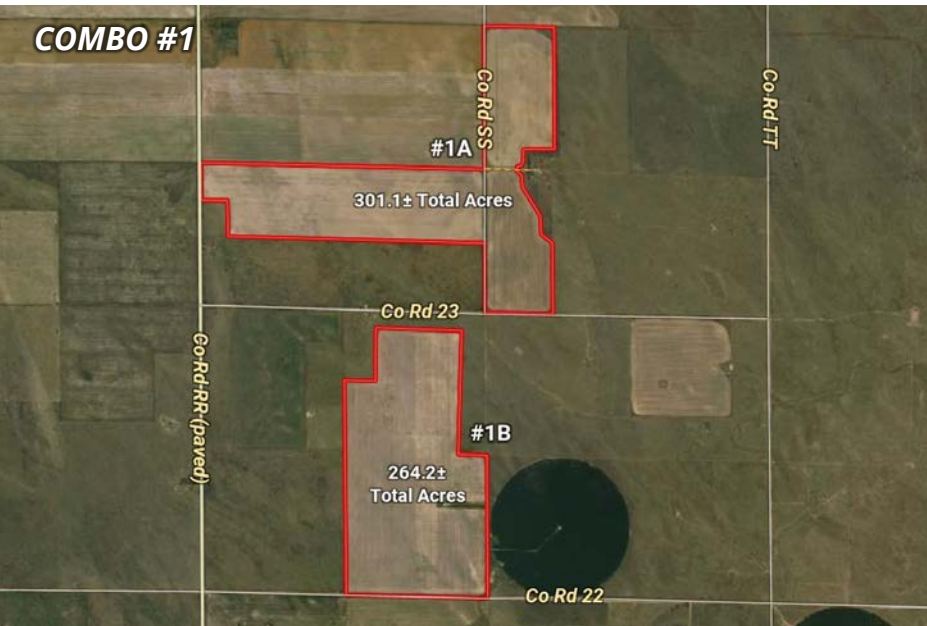
ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for 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. Bidding increments are at the discretion of the Broker.

Announcements made by Reck Agri Realty & Auction at the time of the auction will take precedence over any previously printed material or other oral statements.



Parcel Descriptions

COMBO #1



Parcel #1A—Dryland

301.1± Total Acres | 285.4± ac dryland / 15.7± ac rds & corners
Currently wheat stubble
Soils: Primarily Class IIIc
Legal: Part of the S1/2 of 3 and W1/2 of 2, T2S, R50W.
Est. R/E Taxes: \$364.78
Paved Co Rd RR (west boundary), Co Rd SS intersects
Access road to Parcel #2A

Parcel #1B—Dryland

264.2± Total Acres | 252.9± ac dryland / 11.3± ac rds & corners
Currently wheat stubble
Soils: Primarily Class IIIc w/ areas of Class VI
Legal: Part of the E1/2 of 10, T2S, R50W
Est. R/E Taxes: \$308.08
Co Rd 22 borders south property line

> Combo #1 (#1A & #1B)

565.3± Total Acres (Parcels #1A & #1B)
538.3± ac dryland / 27.0± ac roads & corners
Est. R/E Taxes: \$672.86

Parcel #2A—Pasture & Homesite

346.7± Total Acres | 324.0± ac pasture
17.7± ac homesite / 5.0± ac roads & corners
1 submersible well & 1 stock tank | Fenced in 2 pastures
Improvements: 2 Bd, 1 Ba older homestead, detached garage; livestock barn, grain bins, and corrals
Legal: Part of the W1/2 & SE1/4 of 2, T2S, R50W
Homesite Address: 23505 Co Rd SS, Akron, CO
Est. R/E Taxes: \$671.86
Access to improvements via Co Rd SS, Co Rd 23 (south boundary), Co Rd TT (east boundary)
Possession of improvements upon closing

Parcel #2B—Pasture & Dryland

550.2± Total Acres | 464.1± ac pasture / 74.1± ac dryland
12.0± ac roads & corners
1 solar well & 3 stock tanks on pipeline | Fenced in 2 pastures
Legal: Part of the S1/2 of 3, W1/2 & SE1/4 of 2, T2S, R50W
Est. R/E Taxes: \$390.48
Paved Co Rd RR (west boundary), Co Rd 23 intersects

> Combo #2 (#2A & #2B)

896.9± total ac | 788.1± ac pasture / 74.1± ac dryland
17.7± ac improvements / 17.0± ac roads & corners
1 sub./1 solar wells & 4 tanks | Fenced into 4 pastures
Est. R/E Taxes: \$1,062.34

>> Single Unit (#1A, #1B, #2A & #2B)

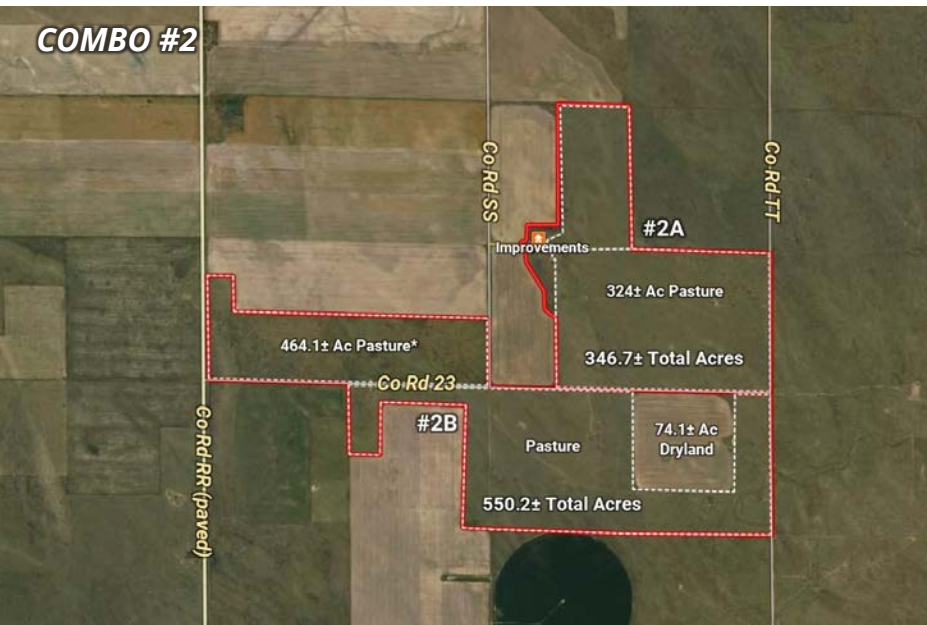
1,462.2± total ac | 612.4± ac dryland / 788.1± ac pasture
17.7± ac improvements / 44.0± ac roads & corners
Est. R/E Taxes: \$1,735.20

Contact us to request a Due Diligence Packet with more detailed information.



SCAN QR WITH YOUR PHONE CAMERA
View more details, photos, an interactive map and more!

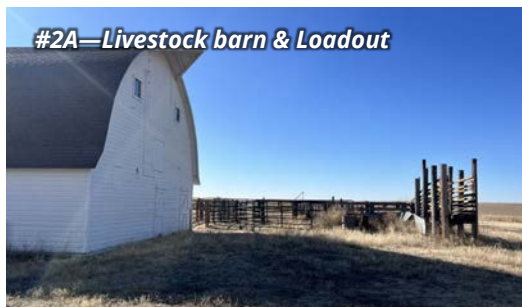
COMBO #2



#2B—Solar well



#2A—Livestock barn & Loadout



Parcel #2A—Left | Parcel #2B—Right of Co Rd 23 looking east



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.

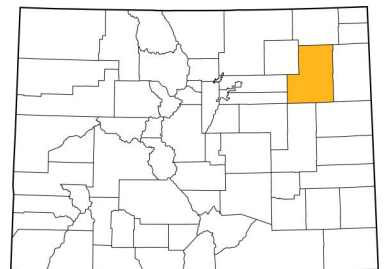


Beulah F. Maggard Estate Land Auction

1,462± Total Acres

LIVE
Auction

WASHINGTON COUNTY, CO



**Tuesday, April 16, 2024 at
Washington County Event Center
Akron, CO - 10:30 am MT**

1,462± acres dryland, pasture and homesite offered for sale by LIVE auction at the Washington County Event Center in Akron, CO. Offered in 4 Parcels, 2 Combos & as a Single Unit.

