

Graff's Turf Land Auction

MORGAN COUNTY, COLORADO

Thursday, June 20, 2024 at 10:30 am MT
The Block | 19592 E 8th Ave, Fort Morgan, CO

**LIVE
Auction**



669±

Total Acres
+ Water

OFFERED AS:
5 Parcels - 1 Combo
Pivot Irrigated Unit
& Single Unit

5 Pivots, 3 Homes,
Commercial Office,
& Outbuildings

reckagri.com | Office: 970.522.7770 | Toll Free: 800.748.2589



For More Information, Contact:

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Preliminary Auction Terms | Sale Order | Quick Facts

AUCTION PROCEDURE: The "GRAFF'S TURF LAND AUCTION" is a land auction with RESERVE. The property to be offered as a "MULTI PARCEL" Auction in the sale order as stated within the brochure. 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 the conclusion of the auction, the highest bidder(s) will enter into a contract for the amount of the bid. Required earnest money deposit is 15% of the purchase price for Parcels #1A, #1B, #2, combo, or units and 5% of the purchase price of Parcels #3 & #4. Purchase contract will not be contingent upon financing.

CLOSING: Closing is on or before July 26, 2024. Closing to be conducted by Northern Colorado Title Services and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty 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 of property is as follows:

Parcels #1A, #1B, & #2: Possession of land with row crop is subject to terms of cash rent lease. Seller reserves possession of land with sod and the right to irrigate, maintain and harvest said sod until September 1, 2024.

Parcels #1B & #4: Seller also reserves possession of shops, buildings, & homes until September 15, 2024.

Parcel #3: Seller reserves possession of the property including the buildings and office until September 15, 2024. Seller reserves the right to conduct a equipment auction until September 15, 2024.

CROP LEASE PAYMENT: Seller to convey 50% of cash rent for land where row crop is planted.

SOD: Purchase price does not include the sod located on the property. Buyer(s) shall have the right to purchase the sod from Seller and pay Seller at closing for sod. (Inventory and price for sod is available on request.) If sod is not purchased by Buyer(s), Seller to spray with Roundup and kill said sod on or before September 1, 2024.

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.

REAL ESTATE TAXES: 2024 real estate taxes due in 2025, and thereafter, to be prorated.

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

WATER RIGHTS & EQUIPMENT: Seller to convey all water rights and equipment. Water rights and the irrigation equipment are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, adequacy and/or delivery of ditch water and stream flows, and pumping rates/adequacy of wells. Irrigation assessments for the 2024 growing season to be paid by Seller. Seller to convey their Bijou Irrigation Company shares; Layton Lateral Company shares; Bijou Irrigation District acres; irrigation Well Permits #6545-F-R, #1252, #3060, & #14618; and their rights to the Bijou Irrigation Augmentation Plan. Seller to also convey all irrigation motors, pumps, pivots, and booster/pond pumps and motors.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. A survey and subdivision exemptions to be completed for Parcels #3 and #4 and a survey for part of Parcel #1A and part of Parcel #1B. Seller to provide and pay for said surveys and apply for subdivision exemptions. Seller & Buyer(s) agree that closing may be extended up to 30 days if necessary to complete said surveys and/or exemptions.

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 acreages.

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 via cell phone, internet, and/or 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 general location purposes only. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker. Announcements made by Reck Agri Realty & Auction, at the time of sale will take precedence over any previously printed material or other oral statements. Reck Agri Realty & Auction does not offer broker participation for the "GRAFF'S TURF LAND 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.

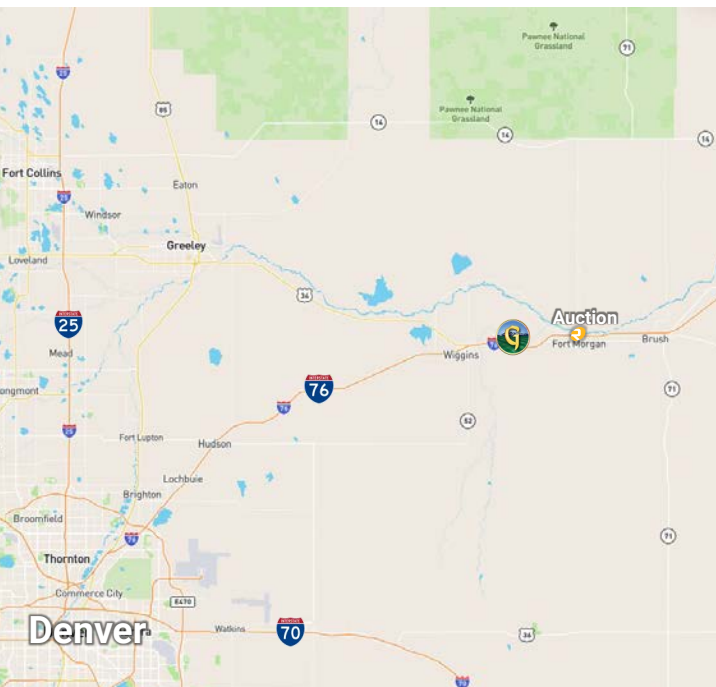
SALE ORDER
PARCEL #1A
PARCEL #1B
COMBO #1
PARCEL #2
PIVOT IRRIGATED UNIT
PARCEL #3
PARCEL #4
SINGLE UNIT

QUICK FACTS

- 669± total acres
- Location – Location – Location
- 9-11± miles west and northwest of Fort Morgan, CO
- I-76 Interstate frontage—Easy access to Denver, DIA, I-70, I-25, and I-80
- Currently operated as turf farm—also ideal to raise corn, alfalfa, sugar beets, vegetables, etc.
- Exceptional growing conditions – sandy loam soils, level terrain, excellent irrigation water & system
- 447.3± total acres pivot irrigated w/ blend of surface water & 4 irrigation wells
- 185.38 Bijou Irrigation District Acres
- 42 Bijou Irrigation Company Shares
- Office, 3 homes, multiple shops/outbuildings in 3 locations on 17.6± acres
- 135.0 acres Bijou Creek bottom w/ live water
- 69.9± acres roads/corners
- Seller to convey all their OWNED mineral rights
- R/E Taxes: \$24,540
- Offered in 5 Parcels, 1 Combo, Pivot Irrigated Unit, & Single Unit

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Location & Aerial Maps



COMBO #1
Parcels #1A & #1B
PIVOT IRRIG UNIT
Parcels #1A, #1B & #2
SINGLE UNIT
All Parcels

Well-established irrigated turf farm with 5 pivots, 3 homes, office & outbuildings located in a productive farming area near Fort Morgan, Colorado.



Parcel Descriptions & Photos

Parcel #1A Pivot



PARCEL #1A

- 152.3± acres total
- 124.3 acres pivot irrigated
- 28.0± acres roads/corners
- 30.88 Bijou Irrigation District Acres / Assessment \$1,438.39
- 24.0 Bijou Irrigation Company Shares / Assessment \$1,232.16
- Irrigation Well Permit #1252
- 2 Pivots – 7-tower Valley and 3-tower Valley
- Primarily class II soils w/areas of class III
- **Taxes:** \$888.20
- **Legal:** Part of the S1/2 of 3, part of the NW1/4 of 10, T3N, R59W

PARCEL #1B

- 348.0± acres total
- 191.4± acres pivot irrigated
- 135.0± acres Bijou Creek bottom with live water
- 19.1± acres roads/corners
- 2.5± acre improvement site w/house, shop, outbuildings
- 154.5± Bijou Irrigation District Acres / Assessment \$7,196.61
- 10.0± Bijou Irrigation Company Shares / Assessment \$513.40
- Irrigation well permits #3060 & #6545-F-R
- 2 Pivots – 6-tower Valley pivot and 7-tower Valley pivot
- Class II, III & IV soils
- 1,472 sq ft, 3 bed, 1 bath home; 5,000 sq ft shop
- **Taxes:** \$2,064.63
- **Legal:** Part of the W1/2 of 2, Part of the S1/2 of 3, part of the NE1/4 of 10, Part of the NW1/4 of 11, T3N, R59W

COMBO #1 | 500.3± acres total (Parcels #1A & #1B)

Parcel #1B Pivot



Parcel #1B House



PARCEL #2

- 154.4± acres total
- 131.6± acres pivot irrigated
- 22.8± acres roads/corners
- 8.0 Bijou Irrigation Company Shares / Assessment \$410.72
- Irrigation Well Permit #14618
- 7-tower Valley pivot
- Primarily class III soils w/ areas of Class IV
- **Taxes:** \$607.40
- **Legal:** NE 1/4 of 36, T4N, R59W

PARCEL #3

- 9.5± acres total
- **Address:** 9809 N. Frontage Road I-76, Fort Morgan, CO
- 8.75± miles west of Fort Morgan
- 2,100 sq ft office w/ 4 offices, conference room, reception area, kitchen, 2 baths
- 3,500 sq ft warehouse, 4,233 sq ft Quonset shed
- 1,366 sq ft, 4 bed, 1 bath employee home
- Domestic well and septic
- Zoned commercial
- Excellent Interstate-76 frontage
- **Taxes:** \$18,006.49

PARCEL #4

- 5.6± acres total
- **Address:** 18519 Co Rd 12, Fort Morgan, CO
- 6.7± miles west, 1.8± miles north of Fort Morgan
- 2,710 sq ft ranch style home, 3 bed, 3 bath, w/2 car garage
- 3,125 sq ft shop w/apartment
- 3,750 sq ft shop
- Morgan County Quality Water Tap
- **Taxes:** \$2,973.48

Parcel #2 Pivot



Parcel #3 Commercial Office Site



Parcel #3 3,500 sq ft warehouse



Parcel #4 Farmstead



Contact us to request a Due Diligence Packet with more detailed information | 970.522.7770

Pivot Irrigated & Single Units | Photos



Parcel #4 House



Parcel #4 - 3,125 sq ft shop w/ apartment

PIVOT IRRIGATED UNIT
(Parcels #1A, #1B & #2)
654.7± total acres
447.3± ac pivot irrigated
185.38 Bijou Irr District Acres
42 Bijou Irr Company Shares

SINGLE UNIT
(Parcels #1A, #1B, #2, #3 & #4)
669.8± total acres
ABOVE WATER +
Improvements/3 Homes
4 irrig well permits

Description

Graff's Turf – known for its exceptional quality turf – will be ending a 45 year era by selling their property at auction. Located just 8.75± miles west of Fort Morgan, CO, everyone knows where Graff's Turf is located due to the I-76 frontage (over 22,000 vehicles/day pass by). The farm's excellent location allows for easy access and distribution to Denver, DIA, I-70, I-25 Corridor, and I-80. A total of 669± acres will be offered in 5 parcels, 1 combo, a pivot irrigated unit, and as a single unit. The 447.3± acres is pivot irrigated via 4 irrigation wells with a blend of 185.38 Bijou Irrigation District Acres and 42 shares Bijou Irrigation Company surface water. This farm, known for sandy loam soils, has produced high quality sod used for residential, commercial, recreational, and well-known sporting event venues. The sandy loam soils, level terrain, blend of surface and well water, and irrigation systems also provide ideal conditions to raise corn, alfalfa, sugar beets, vegetables, and much more. The local area serves as a feed base for many dairies and feedyards both locally and along the front range. In addition, this property is also well situated and suited for commercial and/or residential development. On this auction, Buyer(s) will have the opportunity to purchase pivot irrigation of various sizes, rural homes with acreage, and a commercial acreage (w/ office and outbuildings) as well as the entire unit.



Quality turf



Parcel #1B Holding Pond



Parcel #4 3,750 sq ft shop



Parcel #3 4,233 sq ft Quonset shed



Parcel #1B Bijou Creek bottom — looking east

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



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.

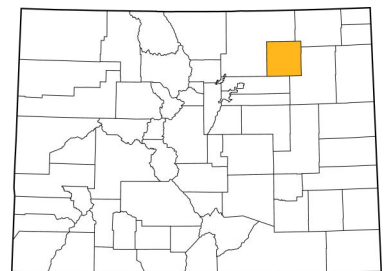


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