

.....
ONLINE ONLY AUCTION
.....

KIT CARSON COUNTY

Colorado

NOV. 26th
2024 | OFFERED
IN 2
TRACTS

BIDS DUE BY
5:00 PM (MT)

PC PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS

**THE LAND
OFFICE^{LLC}**

.....
363.20
ACRES M/L
.....

LISTING # 17929

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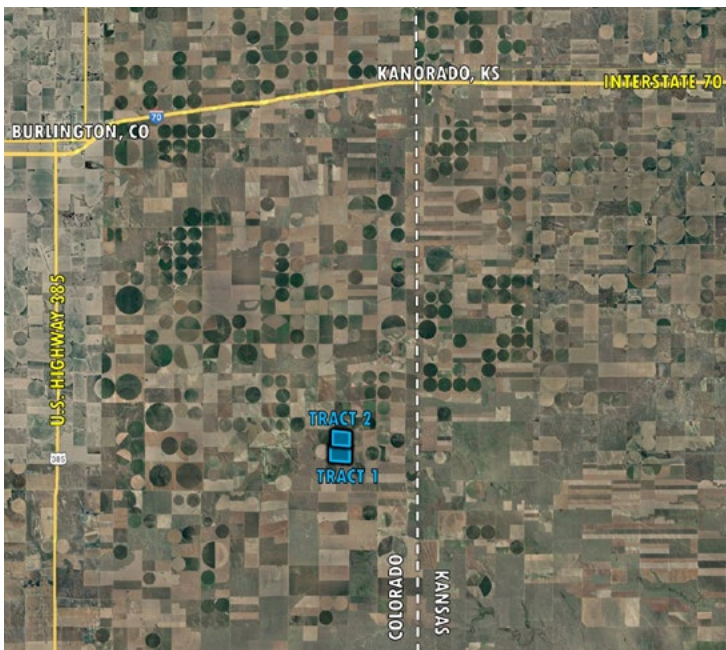
Online-Only Auction - Kit Carson County, Colorado! Mark your calendar for Tuesday, November 26th. Peoples Company and The Land Office are proud to present two high-quality farmland tracts located in Kit Carson County, Colorado offered via online-only auction where all bidding must be done online through Peoples Company's BidWrangler bidding application (<http://peoplescompany.bidwrangler.com/>). **Bidding is currently LIVE and will remain open until Tuesday, November 26th, 2024 at 5:00 PM Mountain Time Zone (MT).** A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by an additional 3 minutes until all the bidding is completed.

The farm consists of 363.2 surveyed acres m/l and estimated tillable acres of 357.17 m/l and will be offered in two tracts. Tract 1 offers new capital improvements and strong irrigation water. Tract 2 offers a nearly 100% tillable, dryland farm with productive soils. These tracts would make great additions to an existing farming operation or long-term investments.

Tract 1: 207.83 surveyed acres m/l with an estimated 202.36 acres m/l tillable and approximately 130 acres m/l irrigated.
Tract 2: 155.37 surveyed acres m/l with an estimated 154.81 acres m/l tillable.

Both tracts are located nearby Segment 2 of the Colorado Power Pathway, a 550 mile, 345 kV transmission line circuit currently under construction that will improve the state's electric grid and enable future potential renewable energy development opportunities in the area.

The farms are located off County Road 58 & County Road J in Section 21 & 28 of Burlington Township, just 13 miles southeast of Burlington, Colorado.



QUALIFIED INTERMEDIARY ZONE

These tracts are also located within Qualified Opportunity Zone Number: 08063962100. Investments in properties in Opportunity Zones are intended to encourage economic development by providing preferential tax treatment. In addition to deferral of capital gains, expenditures on improvements including irrigation, drainage, storage, some forms of depreciation, and other activities that result in additional property value through time may qualify for a basis step-up at sale and excluded from future capital gains taxation if held to the maturity of the OZ period.

**This information is for information purposes only, and is not intended to provide and may not be relied upon for tax, legal, or accounting advice.*

Directions from Burlington, Colorado: Head south on US Highway 385 for 9 miles. Then, turn left onto County Road K and continue for 7 miles. Turn left onto County Road 55 and immediately, turn right onto County Road K. In 3 miles turn right onto County Road 58 and in one mile the farm will be to the west side of the road. Look for auction signs.

A principal of the selling entity is a licensed real estate agent in the state of Colorado.

TRACT ONE - 207.83 ACRES M/L



Tract 1 totals 207.83 surveyed acres and contains an estimated 202.36 tillable acres. Primary soil types include the productive Kuma Keith silt loam, Colby silt loam, and Goshen silt loam. Approximately 130 acres are irrigated through a 1991 Valley 6000 series center pivot. The irrigation well was tested in October of 2024 and was rated at 460 GPM.

Tract 1 is located in Section 28 of Burlington Township and is located along the west side of County Road 58. With recent capital improvements including a new pivot pad, replaced shortened pivot, this tract is now optimizing water and production. This tract would make a great add-on to an existing farming operation or a long term investment.



TILLABLE SOILS MAP

Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)
43	Kuma-Keith silt loams	83.41	41.22%	49	2	2
17	Colby silt loam	43.15	21.32%	47	-	6
1422	Goshen silt loam	40.00	19.17%	55	1	3
52	Norka silt loam	31.61	15.62%	48	2	3
15	Colby silt loam	4.20	2.08%	37	3	3

AVERAGE: 49.4

Water File Number: 8915-FP

Allocation: 927 Acre-feet

Priority Date: June 30, 1958

TRACT TWO - 155.37 ACRES M/L



Tract 2 totals 155.37 surveyed acres and contains approximately 154.81 tillable acres. Primary soil types include the productive Kuma-Keith silt loam and Colby silt loam. Tract 2 is located in Section 21 of Burlington Township along the west side of County Road 58. This tract would make a great add-on piece to an existing farming operation or an affordable agricultural investment.

**The Seller will remove the existing pivot on Tract 2 prior to closing.*



TILLABLE SOILS MAP

Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)
43	Kuma-Keith silt loams	131.73	85.09%	49	2	2
15	Colby silt loam	19.59	12.65%	37	3	3
52	Norka silt loam	2.48	1.60%	48	2	3
1422	Goshen silt loam	1.00	0.65%	55	1	3

AVERAGE: 47.5

Tillable Acres are subject to change when reconstituted by the Kit Carson Farm Services Agency. Please see the auction terms and conditions for the terms of possession on each tract.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17929



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

AUCTION DETAILS & TERMS

Online Only Auction - Kit Carson County, Colorado

Bidding Ends: Tuesday, November 26th, 2024 at 5:00 PM Mountain Time (MT)
The bidding is currently live!

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

The Kit Carson County, Colorado tracts are being offered through an online-only auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Tuesday, November 26th, 2024 at 5:00 PM Mountain Time Zone (MT) with closing taking place on or before Friday, December 27th, 2024. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Tract 1: 207.83 Surveyed Acres

Tract 2: 155.37 Surveyed Acres

Co-Broker: Co-Broker must register the client 24 hours prior to the Auction date by filling out our Broker Registration Form.

Farm Program Information: Farm Program Information is provided by the Kit Carson County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company and/or The Land Office; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Kit Carson County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of a certified check or wire transfer. All funds will be held by the title company.

Closing: Closing will occur on or before Friday, December 27th, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession: Possession of the farm will be given at closing, subject to Tenant's Rights.

Current Crop: Tract 1 is currently planted to corn, possession of Tract 1 will be at Closing, subject to the harvest and removal of the corn crop. Tract 2 is currently planted to winter wheat. The Buyer of Tract 2 will assume possession of the property after the wheat is harvested and will receive the Landlord's share of the crop income. No crop expenses will be owed by the new Buyer. Contact agent for details.

Contract & Title: Immediately upon the conclusion of the auction, the winning bidder will enter into a real estate sales contract and deposit with the title company the required earnest money payment. The Seller will furnish a recent pro forma commitment to issue an Owner's Policy in the amount of the purchase price at their expense.

Financing: Buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Property Taxes: Payment of the 2024 property taxes for the Real Estate will be paid for by the Seller. Payment of the 2025 property taxes and beyond will be the responsibility of the new Buyer.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Other: Buyer willfully acknowledges that they have performed their due diligence before bidding on this tract and this sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a PRICE PER ACRE BASIS and not the total dollar. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Auction Company. Overall tract acres, tillable acres, etc., may vary from the figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the title commitment.