

FARM AUCTION Thursday, December 4th at 10am, at the Phillips County Event Center in Holyoke, Colorado, at 22505 US-385, Holyoke, CO 80734.

HYBRID COMBINATION LIVE AND ONLINE AUCTION ***ONLINE BIDDING BEGINS NOVEMBER 20TH ON AUCTIONTIME.COM.***

****NOTE: ONLINE BUYERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID 24 HOURS PRIOR TO BIDDING ONLINE AND THE START OF THE LIVE AUCTION!****

***ALL SALES ARE FINAL!** HAVE FINANCES LINED UP IN ADVANCE

***ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY

PLEASE SEE FULL LIST OF TERMS AND CONDITIONS.

*** PROPERTY SHALL BE OFFERED IN 4 TRACTS, Tracts 1, 2, 3, and 4 will be offered separately AND IN COMBINATION** HIGHEST TOTAL VALUE SHALL DETERMINE HOW PROPERTY IS SOLD IN FINAL***

Seller retains the right to approve or reject any and all bids.

Farm Location:

Tracts 1,2, and 3 are located 11 miles east of Holyoke and 1 mile west of the Nebraska-Colorado State line. This tract is located on both sides of County Road 18, east of Road 61

Tract 4 is 640 +/- total acres located approximately 7 miles southeast of Holyoke on the south side of County Road 14 between Roads 51 and 53.

Buyer will have all farming rights to the land starting January 1st, 2026.

Terms:

Real Estate Terms: The successful bidder will sign a legally binding purchase agreement at the auction site immediately following the close of bidding. 10% down payment due on the day of auction in good funds payable directly to Phillips County Abstract Company. The remainder of the purchase price shall be paid in certified funds at closing on approximately December 30th, 2025. Full possession will be given at closing. All 2024 and 2025 real estate taxes paid by Seller. Farm Tenants have full right to use of land and possession of crops for all of 2025 growing season through the remainder of 2025. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase not contingent upon financing or inspections. Please have all arrangements made prior to the sale.

American Legacy Land Co. Nicholas Wells is the exclusive agent of the seller. The tracts will be sold as 4 separate tracts. Tracts 1, 2, 3 & 4 will be sold separately and/or in combination, whichever brings a higher total dollar value.

Seller retains the right to approve or reject any and all bids.

Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and are not intended to be actual property lines. Any and all fences may or may not fall on the exact property line. Please arrive in advance of the auction to review any necessary inspections, notices, changes, corrections, or additions to the auction information.

All announcements on the auction block take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgment to determine the age, condition, accuracy, and value of items prior to bidding. All sales are final once the auctioneer announces "sold."

All property is offered in "AS IS WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, either express or implied, will be offered.