

YUMA COUNTY PIVOT IRRIGATED LAND AUCTION

279.8+/- Acres Pivot Irrigated & Grass
Yuma County, CO

ONLINE ONLY AUCTION

Bidding begins: August 14, 2018 @ 8:00 am, MT
Bidding closes: August 16, 2018 @ 12:00 noon, MT

AUCTION BID CLOSING

Watch and/or submit bids at the Bid Closing
Thursday, August 16, 2018 from 10 am - Noon MT
Reck Agri Auction Center, Sterling, CO



For Further Information Contact:
Marc Reck, Broker or Troy Vogel, Associate Broker

535 E Chestnut, PO Box 407
Sterling, CO 80751
marcreck@reckagri.com
visit: www.reckagri.com
970-522-7770 or 1-800-748-2589



TERMS & CONDITIONS

ANNOUNCEMENTS MADE BY RECK AGRI REALTY & AUCTION (HEREINAFTER REFERRED TO AS BROKER) AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL.

OVERVIEW: 279.8+/- acres of Colorado pivot irrigated land is being offered for sale at auction. This property is located 17 miles northeast of Eckley, CO in north central Yuma County. 128.0+/- acres of pivot irrigated and 25.0+/- acres of grass will be offered as Parcel #1 and 126.8+/- acres of grass will be offered as Parcel #2. The Buyer(s) will have possession of Parcel #1 upon harvest of the 2018 corn crop and possession of Parcel #2 upon closing. This pivot irrigated is located in one of the deepest aquifers of Yuma County. The irrigation well is appropriated for 400 ac ft and includes a 100 hp US electric motor with a new pump in 2018. The Seller to convey all owned mineral rights to the Buyer(s).

ONLINE BIDDING PROCEDURE: The Yuma County Pivot Irrigated Property will be offered for sale in 2 parcels. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on August 14, 2018. The auction will "soft close" @ 12:00 noon, MT on August 16, 2018. Bidding will continue in 5 minute increments until 5 minutes have passed with no new bids. Bidding remains open on all parcels as long as there is continued bidding on 1 or more of the parcels. Bidding will close when 5 minutes have passed with no new bids on 1 or more of the parcels. Bidders may bid on any and/or all parcels at any time before bidding closes.

To bid at the online auction:

1. Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit www.reckagri.com and click on the Yuma County Pivot Irrigated Land Auction property page to register to bid.
2. Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below.
3. 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 detail brochure; 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.) Sign and return to Reck Agri Realty & Auction the Bidder Approval Request form. 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. Detail Brochure may be obtained by visiting Yuma County Pivot Irrigated Land Auction property page at www.reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The "YUMA COUNTY PIVOT IRRIGATED LAND AUCTION" with RESERVE is an online only auction with RESERVE. The Yuma County Pivot Irrigated property to be offered in 2 parcels. Competitive bids will determine the outcome of the auction. 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 not price per acre.

SIGNING OF PURCHASE CONTRACT: Immediately following the closing of the auction, the highest bidder(s) will sign Brokerage Disclosure and will enter into and sign a Contract to Buy and Sell Real Estate (Land) for the amount of the bid. Required earnest money deposit to be in the form of a personal, business, or corporate check for 15% of the purchase price which is due upon the signing of the contract and to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Terms and conditions of the detail brochure and announcements shall be incorporated and made a part of the contract. Sample contract is available within the detail brochure.

CLOSING: Buyer(s) shall pay in electronic transfer funds or cashier's check (Good Funds), the balance of purchase price plus their respective closing costs, and sign and complete all customary or required documents at closing, which is on or before September 14, 2018. Closing to be conducted by Yuma County Abstract and the 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). The Buyer(s) to receive a TBD title commitment within detail brochure, updated title commitment with Buyer(s) name, lender, purchase price, and all supplements and additions thereto after auction, and an owner's title insurance policy in an amount equal to the Purchase Price after closing. Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations; and other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record. Title commitments are available for review within the detail brochure and at the auction and title commitment and exceptions will be incorporated and made a part of the Contract to Buy and Sell Real Estate (Land).

POSSESSION: Possession of pivot irrigated land subject to existing cash lease. Possession of pasture upon closing and afterfeed upon harvest of corn.

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.

WATER RIGHTS & EQUIPMENT: Seller to convey all Seller's water rights, water wells, well permits, and equipment appurtenant to the property for irrigation use, including but not limited to the following: Well Permit #12601-FP. The water rights are subject to the rules, regulations, and limitations of the Colorado Department of Water Resources, Sandhills Groundwater Management District, and the Republican River Conservation District. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, pumping rates/adequacy of irrigation wells and condition of all irrigation equipment. Seller to convey 100 HP US Electric Motor and 10 tower Raincat pivot.

GROWING CROPS: Seller to retain the 2018 cash rent payment for the pivot.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels as designated within the detail brochure. Buyer(s) and Seller, at closing, to sign a memorandum of understanding stating the base acres and yields as designated within the detail brochure. Property is enrolled in ARC County program.

REAL ESTATE TAXES: 2018 real estate taxes and Republican River Conservation District assessment, and Sandhill Groundwater Management District assessment due in 2019, to be paid by Seller.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. If Parcel #1 and Parcel #2 sell separately, Seller shall furnish to Buyer(s), at Seller's expense, a current survey to create a metes and bounds legal description prepared by a Colorado licensed surveyor or engineer. Seller & Buyer(s) agree that closing may be extended up to 30 days if necessary to complete said survey.

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

NOXIOUS WEEDS: There may be areas infested by noxious weeds, (i.e. rye, bindweed, canadian thistle, rye, goat/Johnson grass, etc). The location of and the density of noxious weeds is unknown at this time.

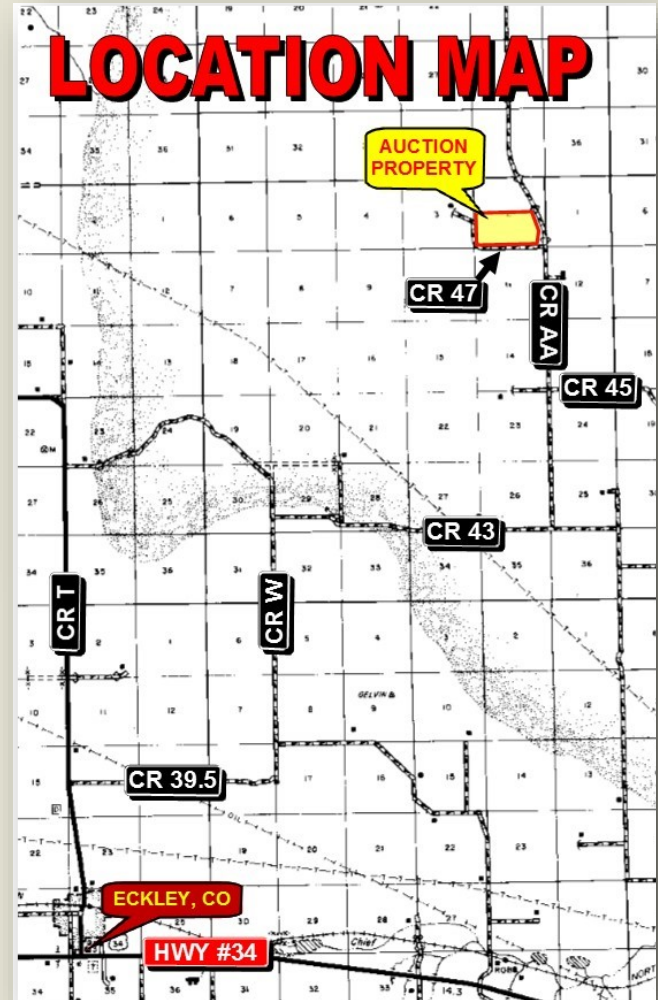
ACREAGES: All stated acreages in the initial brochure, detail brochure, and visual presentations are approximate and are obtained from aerial photos from the FSA office. The county tax records may indicate different acreages and no warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in this brochure and/or stated at the auction.

TERMS & CONDITIONS (CONT'D) | MAPS | PARCELS



PARCEL #2 – GRASS

126.8 +/- ac grass; Legal: Part of the S1/2 of 2, T3N, R45W; Yuma Cty, CO; Location: From Eckley, CO & Hwy #34, 2 1/2 mi N to CR 39.5, 3 mi E to CR W, 3 3/4 mi N to CR 43, 4 mi E to CR AA, 4 mi N to SE corner of property; Terrain is rolling to steep; No livestock well; R/E taxes: \$94.20.



PARCEL #1 – PIVOT IRRIGATED

153.0 +/- ac; 128.0 +/- ac pivot irrigated, 25.0 +/- ac grass; Legal: Part of the S1/2 of 2, T3N, R45W, Yuma Cty, CO; Location: From Eckley, CO & Hwy #34, 2 1/2 mi N to CR 39.5, 3 mi E to CR W, 3 3/4 mi N to CR 43, 4 mi E to CR AA, 4 mi N, 1/2 mi W to SE corner of property; Parcel #1 is pivot irrigated with level to rolling terrain and soils primarily consisting of Julesburg loamy sand, Manter loamy sand with areas of Valent sand; Irrigation well permit #12601-FP adjudicated for 400 ac ft; Irrigation equipment includes 100 US electric motor w/new pump in 2018, & 10 tower Raincat pivot; Submersible well for livestock; FSA base: 126 ac corn w/128 bu PLC yield; RRWCD Assessment: \$1,885.00; R/E taxes: \$1,139.80.

1031 EXCHANGE: It is understood and agreed that Seller desires to sell the property which is the subject of this Auction in a "tax free" exchange under Section 1031 of the Internal Revenue Code of 1986, as amended. Buyer(s) agrees to cooperate, but is not required to incur any additional expense or risk.

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 assumes no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. 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. Property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transactional Broker. Reck Agri Realty & Auction does not offer broker participation for the "YUMA COUNTY PIVOT IRRIGATED 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.

A DETAIL BROCHURE is available upon request and is **REQUIRED** to bid at the auction, via cell phone, or online bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, Contract to Buy and Sell Real Estate (Land). For additional color photos visit the "YUMA COUNTY PIVOT IRRIGATED LAND AUCTION" Visual Tour on our website: www.reckagri.com.

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Reck Agri Realty & Auction
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Sterling, CO 80751

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in advance.

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AUGUST 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
			5	6	7	8
Bidding Opens		14	15	16	17	18
	12	13				
	19	20	21	22	23	24
	26	27	28	29	30	31

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