

LAND AUCTION

MERRILL & CATHERINE GODDARD ESTATE

Tuesday, April 30, 2019, 10:30 AM, MT
Phillips County Event Center, Holyoke, CO

664+/- Acres
Phillips Cty, CO

DRYLAND, CRP,
IMPROVEMENTS,
HOMESITES



OPEN HOUSE
April 6 & April 14, 2019, 1-3 PM
April 24, 2019, 4-6 PM
35520 CR 22
Holyoke, CO



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



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



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 OR OTHER ORAL STATEMENTS .

AUCTION DATE/TIME/LOCATION: Tuesday, April 30, 2019, @ 10:30 a.m., MT, Phillips County Event Center, Holyoke, CO.

OVERVIEW: The Merrill & Catherine Goddard Estates are offering 664.6+/- acres of Colorado land for sale at auction. This auction provides a variety of opportunities to purchase a home and rural acreage, 35+ ac homesites and quality dryland, all within 1 mile of Holyoke, CO, in Phillips County. The Goddard property is known for its intrinsic beauty, i.e. mature shelter belts, wildlife habitat, and level productive dryland. The property being sold includes 366.1+/- acres of dryland, 261.1+/- acres of CRP, and a 10.7+/- acre acreage with a 3,766+/- sq ft home (including basement) w/attached garage and outbldgs. The Buyer(s) will have possession of the property upon closing except for the growing wheat which is subject to existing farm lease. The Buyer(s) will also receive 100% of the 2019 CRP payments. 3 - CRP contracts expire 9/30/31, \$56.90/ac & \$55.37/ac; 3 - CRP contracts expire 9/30/26, \$50.88/ac, \$49.86, & \$49.12/ac; and 1 – CRP contract expires 9/30/22, \$35.26/ac. Total CRP payments are \$11,868. Level terrain with primarily Class II & III soils. The landlord share of 111.3+/- acres of growing wheat to be conveyed to Buyer(s). 125.2+/- ac is currently in wheat stubble and 129.6+/- acres in corn stalks. The FSA base on the dryland includes 330.6 ac corn w/143 bu PLC yield and 25.9 ac wheat w/56 bu PLC yield. The owned mineral rights are to be conveyed to Buyer (s). Property to be offered in 9 Parcels, 3 Combos, and 3 Units. 4 parcels are excellent home sites ranging in size from 35 to 45 acres.

SALE TERMS/PROCEDURE: The "MERRILL & CATHERINE GODDARD ESTATE LAND AUCTION" is a land auction with NO RESERVE for parcels #1A, #1B, #2A, #2B, #3, and #4 and Parcels #5A, #5B, and #6 are being sold subject to a RESERVE. Competitive bids will determine outcome of auction and the Seller to enter into a contract to purchase with the highest bidder(s). Property to be offered in 9 Parcels, 3 Combos, and 3 Units. The parcels, combos, and units will be offered in the sale order as stated within the brochure. The parcels, combos, and units will compete to determine the highest aggregate bid(s). 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 conclusion 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 in the detail brochure and oral 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 May 31, 2019. Closing to be conducted by Phillips County Abstract and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Trustee and PR 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 farmland with growing wheat crop is upon 2019 harvest. Possession of CRP upon closing. Upon signing of contract and the earnest money clearing, Buyer(s) may enter onto the property and complete the necessary fieldwork to plant crops where wheat stubble and corn stalks are located. Any completion of fieldwork and planting of crops does not constitute a farm lease. If Buyer (s) defaults and doesn't close, all fieldwork, crop expenses, and earnest money is forfeited to Seller. If closing does not occur due to the default of Seller, Seller to reimburse Buyer(s) for fieldwork completed at custom rates and invoiced crop expenses.

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 appurtenant to the property. The irrigation wells located on the property are permanently retired.

GROWING CROPS: Seller to convey to Buyer(s) landlord's share of wheat currently planted and Buyer(s) is responsible for landlord's share of expenses. Buyer(s) to accept transfer of indemnity of crop insurance and pay premium at closing.

CRP CONTRACTS: Seller to convey all right, title, and interest to the existing CRP contracts to the Buyer(s) as successor in interest. Seller to convey the October 2019 CRP payment. Buyer(s) assumes responsibility of the maintenance of the CRP acres, the obligations of the CRP contract, and agree to enter into new CRP contract within 60 days after the closing. Buyer(s) assumes responsibility of the costs and penalties if Buyer(s) chooses to terminate the existing contract.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels, Combos, or Units as designated

TERMS & CONDITIONS (CONT'D)

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.

REAL ESTATE TAXES: 2019 real estate taxes due in 2020, 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. If the property sells in parcels and/or combos and a survey is required to create a metes and bounds legal description, Seller to provide and pay for said survey. 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 & CHEMICALS: 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. It is unknown as to the herbicides used and the potential carry-over residual.

ACREAGES: All stated acreages in the initial brochure, detail brochure, and visual presentation at the auction 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.

BIDDER REQUIREMENTS: Prior to auction, Buyer(s) to review the terms and conditions as set forth in the Detail Brochure. Detail Brochure may be obtained by visiting auction property page at www.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 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. All equipment and improvements are to be 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 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 "MERRILL & CATHERINE GODDARD ESTATE 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 "Merrill & Catherine Goddard Estate Land Auction" Visual Tour on our website: www.reckagri.com.

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PARCEL #1A: DRYLAND & CRP – 156.6+/- ac; 125.2+/- ac dryland, 25.2+/- ac CRP, 6.2+/- ac rds/waste; Legal: SW1/4 of 14 less a tract, T7N, R45W, Phillips Cty, CO; Level terrain with predominately Richfield loam & Rago & Kuma loam soils; 125.2+/- ac wheat stubble; CRP contract #11106A expires 9/30/31, 15.4 ac @ \$56.90/ac w/ annual payment of \$878, CRP contract #11107A expires 9/30/26, 9.8 ac @ \$50.88/ac w/annual payment of \$498; FSA base: 120.4 ac corn w/143 PLC yield; 2018 R/E taxes: \$854.07.

PARCEL #1B: DRYLAND & CRP – 161.6+/- ac; 129.6+/- ac dryland, 31.0+/- ac CRP, 1.0+/- ac rds/waste; Legal: SE1/4 of 14, T7N, R45W, Phillips Cty, CO; Level terrain with predominately Richfield loam & Rago & Kuma loam soils; 129.6+/- ac corn stalks; CRP contract #11104A expires 9/30/31, 15.4 ac @ \$56.90/ac w/annual payment of \$1,031, CRP contract #11105A expires 9/30/26, 12.7 ac @ \$49.86/ac w/annual payment of \$635; FSA base: 124.8 ac corn w/143 PLC yield; 2018 R/E taxes: \$889.29.

PARCEL DESCRIPTIONS

COMBO #1: (PARCELS #1A & #1B) - DRYLAND & CRP - 318.2+/- ac; 254.8+/- ac dryland, 56.2+/- ac CRP, 7.2+/- ac rds/waste; 125.2+/- ac wheat stubble, 129.6+/- ac corn stalks; 2- CRP contracts expire 9/30/31, 33.7 ac @ \$56.90/ac w/ annual payment of \$1,909, 2-CRP contracts expire 9/30/26, 22.5 ac @ \$49.86/ac & \$50.88/ac w/annual payment of \$1,133; FSA base: 245.2 ac corn w/143 PLC yield; 2018 R/E taxes: \$1,743.36.

PARCEL #2A: CRP - 47.5+/- ac; 41.9+/- ac CRP, 5.6+/- ac rds/waste; Legal: Part of the S1/2NW1/4 & SW1/4 of 13, T7N, R45W, Phillips Cty, CO; Beautiful views to the north; Level terrain; CRP contract #11108A expires 9/30/31, 19 ac @ \$55.37/ac w/annual payment of \$1,052, CRP contract #11175A expires 9/30/26, 22.9 ac @ \$49.12/ac w/annual payment of \$1,126; 2018 R/E taxes: \$230.42.

PARCEL #2B: DRYLAND - 111.3+/- ac dryland; Legal: Part of the S1/2NW1/4 & SW1/4 of 13, T7N, R45W, Phillips Cty, CO; Level terrain with predominately Rago & Kuma loam soil with areas of Richfield loam & Haxtun sandy loam soils; 111.3+/- ac growing wheat; FSA base: 85.4 ac corn w/143 PLC yield & 25.9 ac wheat w/56 bu PLC yield; 2018 R/E taxes: \$669.87.

COMBO #2: (PARCELS #2A & #2B) - DRYLAND & CRP - 158.8+/- ac; 111.3+/- ac dryland, 41.9+/- ac CRP, 5.6+/- ac rds/waste; 111.3+/- ac growing wheat; CRP contract expires 9/30/31, 19 ac @ \$55.37/ac w/annual payment of \$1,052, CRP contract expires 9/30/26, 22.9 ac @ \$49.12/ac w/ annual payment of \$1,126; FSA base: 85.4 ac corn w/143 PLC yield & 25.9 ac wheat w/56 bu PLC yield; 2018 R/E taxes: \$900.29.

PARCEL #3: CRP - 69.8+/- ac; 64.9+/- ac CRP, 4.9+/- ac rds/waste; Legal: Part of the S1/2SW1/4 of 13, T7N, R45W, Phillips Cty, CO; Level terrain; CRP contract #11175A expires 9/30/26, 64.9 ac @ \$49.12/ac w/annual payment of \$3,188; 2018 R/E taxes: \$358.87.

SE UNIT: (PARCELS #2A, #2B, & #3) - DRYLAND & CRP - 228.6+/- ac; 111.3+/- ac dryland, 106.8+/- ac CRP, 10.5+/- ac rds/waste; 111.3+/- ac growing wheat; CRP contract expires 9/30/31, 19 ac @ \$55.37/ac w/annual payment of \$1,052, CRP contract expires 9/30/26, 87.8 ac @ \$49.12/ac w/ annual payment of \$4,314; FSA base: 85.4 ac corn w/143 PLC yield & 25.9 ac wheat w/56 bu PLC yield; 2018 R/E taxes: \$1,259.16.

SOUTH UNIT: (PARCELS #1A, #1B, #2A, #2B, & #3) - DRYLAND & CRP - 546.8+/- ac; 366.1+/- ac dryland, 163.0+/- ac CRP, 17.7+/- ac rds/waste; 111.3+/- ac growing wheat, 125.2+/- ac wheat stubble, 129.6+/- ac corn stalks; 2-CRP contracts expire 9/30/31, 33.7 ac @ \$56.90/ac w/annual payment of \$1,909, 2-CRP contracts expire 9/30/26, 22.5 ac @ \$49.86/ac & \$50.88/ac w/annual payment of \$1,133; CRP contract expires 9/30/31, 19 ac @ \$55.37/ac w/annual payment of \$1,052, CRP contract expires 9/30/26, 87.8 ac @ \$49.12/ac w/annual payment of \$4,314; FSA base: 85.4 ac corn w/143 PLC yield & 25.9 ac wheat w/56 bu PLC yield; 2018 R/E taxes: \$3,002.52.



PARCEL #4: IMPROVEMENTS - 10.7+/- ac with 3,766+/- sq ft home; 2,166+/- sq ft on first floor with kitchen, family room, living room, dining room, laundry room, 1 3/4 baths, and 2 bedrooms. Basement includes 1,600+/- sq ft family room, 3/4 bath, and 3 non-conforming bedrooms. Attached 2 car garage. Brick exterior, electric baseboard heat, central air, and 2 fireplaces.

Other outbldgs include: 64’ x 100’ storage building, 30’ x 32’ building and other misc structures. Mature windbreak with trees. Domestic well & septic system; 2018 R/E taxes: \$1,755.84.

PARCEL #5A: HOMESITE w/CRP - 35.6+/- ac; 34.5+/- ac CRP, 1.1+/- ac rd/waste; County Rd access; Mature windbreak & shelterbelt; Legal: Part of the S1/2 of 12, T7N, R45W, Phillips Cty, CO; Level terrain; CRP contract #10018A expires 9/30/22, 34.5 ac @ \$35.26/ac w/annual payment of \$1,217; 2018 R/E taxes: \$195.00.

PARCEL #5B: HOMESITE w/CRP - 35.3+/- ac; 31.3+/- ac CRP, 4.0+/- ac rd/waste; County Rd access; Mature windbreak & shelterbelt; Legal: Part of the S1/2 of 12, T7N, R45W, Phillips Cty, CO; Level terrain; CRP contract #10018A expires 9/30/22, 31.3 ac @ \$35.26/ac w/annual payment of \$1,104; 2018 R/E taxes: \$194.15.

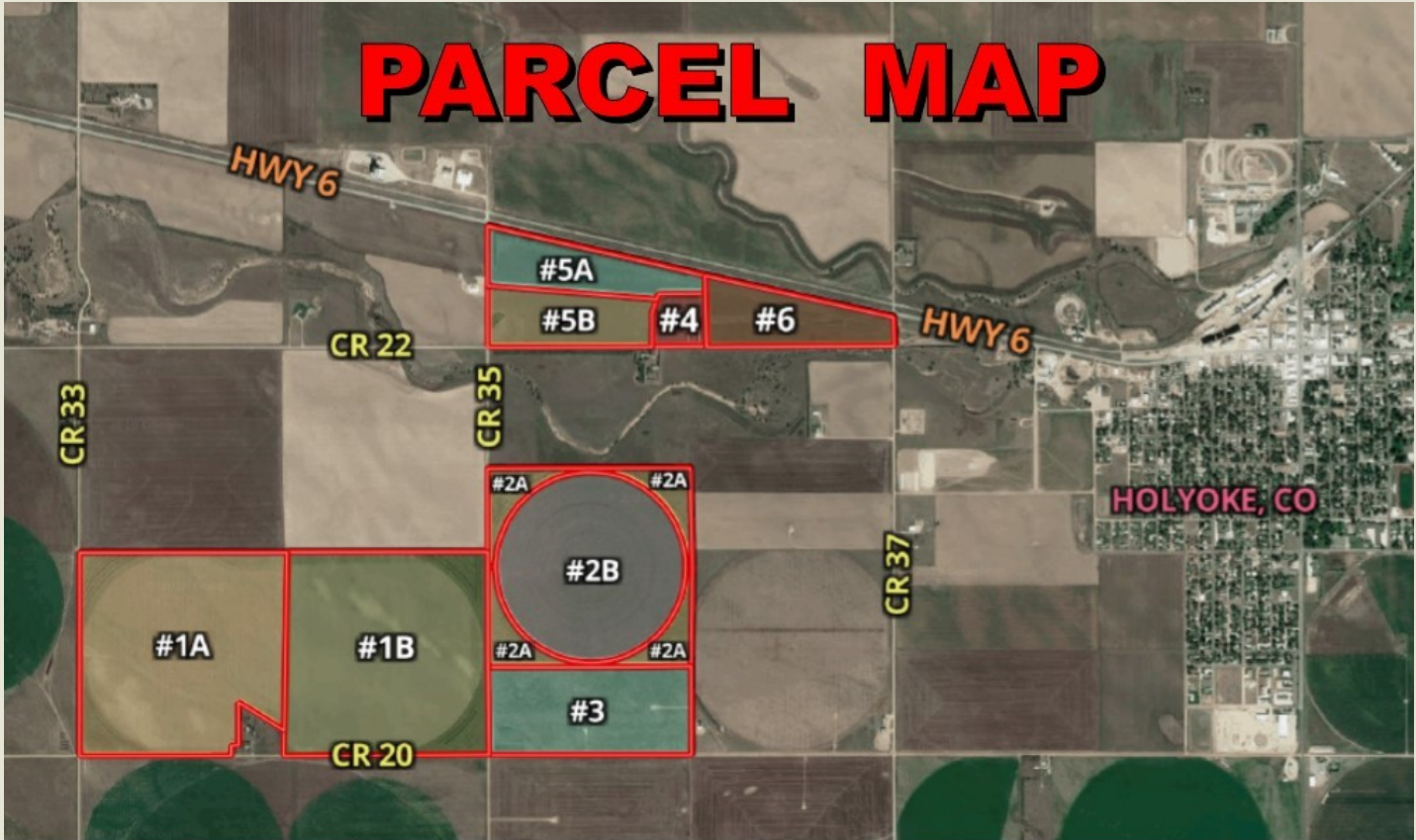
COMBO #5: (PARCELS #5A & #5B) HOMESITE w/CRP - 70.9+/- ac; 65.8+/- ac CRP, 5.1+/- ac rd/waste; County Rd access; Mature windbreak & shelterbelt; CRP contract #10018A expires 9/30/22, 65.8 ac @ \$35.26/ac w/annual payment of \$2,321; 2018 R/E taxes: \$389.15.

PARCEL #6: HOMESITE w/CRP - 36.2+/- ac; 32.3+/- ac CRP, 3.9+/- ac rd/waste; County Rd access; Mature windbreak & shelterbelt; Legal: Part of the S1/2 of 12, T7N, R45W, Phillips Cty, CO; Level terrain; CRP contract #10018A expires 9/30/22, 32.3 ac @ \$35.26/ac w/annual payment of \$1,139; 2018 R/E taxes: \$199.10.

NORTH UNIT: (PARCELS #4, #5A, #5B, & #6) IMPROVEMENTS, HOMESITES w/CRP - 117.8+/- ac; 98.1+/- ac CRP, 19.7+/- ac rds, grass & improvement site; 3,766+/- sq ft home. 2,166+/- sq ft on first floor with kitchen, family room, living room, dining room, laundry room, 1 3/4 baths, and 2 bedrooms. Basement includes 1,600+/- sq ft family room, 3/4 bath, and 3 non-conforming bedrooms. Attached 2 car garage. Brick exterior, forced air heat, central air, and fireplace, 64’ x 100’ storage building and other misc structures. Mature windbreaks & shelterbelt; CRP contract #10018A expires 9/30/22, 98.1 ac @ \$35.26/ac w/annual payment of \$3,460; 2018 R/E taxes: \$2,344.09.



MAPS | PHOTOS



Reck Agri Realty & Auction
PO Box 407
Sterling, CO 80751

ADDRESS SERVICE REQUESTED

APRIL 2019						
SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

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