

LAND AUCTION

PAUL & PATTY BROPHY FAMILY

Thursday, October 3, 2019, 10:30 AM, MT
Yuma County Fairgrounds, Yuma, CO

**PASTURE - DRYLAND
PIVOT IRRIGATED**

**9,238+/- Acres
Yuma Cty, CO**



**BUYER'S MEETING
THURSDAY, SEPTEMBER 12, 2019
10:30 AM MT
Yuma County Fairgrounds
Yuma, 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: Thursday, October 3, 2019, 10:30 AM, MT, Yuma County Fairgrounds, Yuma, CO.

OVERVIEW: Seldom does a land holding of this size and quality become available for sale in Yuma County, Colorado and/or in the Tri State area. A total of 9,238.7+/- acres will be offered for sale at auction including 7,882.5+/- acres deeded pasture, 301.0+/- acres CO State Lease pasture, 249.5+/- acres pivot irrigated, & 805.7+/- acres dryland. The Brophy property is located 12 - 17 miles north of Eckley, Colorado in northern Yuma County. Possession of the pasture will be upon closing. Possession of pivot irrigated after completion of corn stalk grazing. Parcel #6 is level irrigated by pivot with excellent water and equipment and is highly productive. Parcels #8 - #10B are productive dryland which seldom becomes available for sale in the area. Parcels #2A - #7B is a block of 7,882.5+/- acres of pasture with 124.3+/- acres of pivot irrigated in the middle to raise feed. Our auction bidding format will allow buying opportunities to purchase tracts varying in size from 160 acres to 1,000+ acres and 3,000+ acres to 8,000+ acres and will be offered for sale in 16 parcels, 6 combos, south unit, north unit, single unit, and dryland unit. In addition, the Seller is conveying their share of the minerals and rights to producing gas wells on Parcels #2A - #6 and conveying 50% of their share of the minerals and rights to producing gas wells on Parcels #7A - #10B.

SALE TERMS/PROCEDURE: The "Paul & Patty Brophy Family Land Auction" is a land auction with RESERVE. The Brophy Family property to be offered as a "MULTI PARCEL" Auction in 16 Parcels, 6 Combos, and 4 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 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 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 November 1, 2019. 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 Trustee and General Warranty Deed free & 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 & minerals reserved by Seller as shown within these Terms & Conditions; 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: Buyer(s) to receive possession of the pasture upon closing. Possession of pivot irrigated after completion of corn stalk grazing. Buyer(s) to receive possession of 2019 wheat stubble upon closing and summertill to be planted to wheat in fall of 2019 upon 2020 harvest.

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.

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 irrigation equipment appurtenant to the property whether for irrigation, and/or livestock use, including but not limited to the following: Well Permit #17727-FP and #R-6664-FP. The water rights are subject to the rules, regulations, and limitations of the Colorado Department of Water Resources, WY & Sandhills Groundwater Districts and the Republican River Water Conservation District. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, pumping rates/adequacy of livestock, and/or irrigation wells and condition of all irrigation equipment. Seller to provide list of irrigation equipment to be included and excluded.

GROWING CROPS: Seller to retain 2019 rent payments. Tenant to reserve corn stalks on Parcel #1. Seller to convey to Buyer(s) the cash rent for wheat to be planted on the summertill dryland in the fall of 2019 to be harvested in 2020.

STATE LEASE: Seller to transfer state lease.

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

REAL ESTATE TAXES: 2019 real estate taxes due in 2020 to be paid by Seller.

MINERALS: Seller to convey Owner's share of minerals (including producing gas wells) on Parcels #2A - #5. Seller to reserve 50% of Owner's share of minerals (including gas wells) on Parcels #1, #7A - #10B.

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.

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

PARCEL, COMBO, & UNIT DESCRIPTIONS

PARCEL #1 - PIVOT IRRIGATED: 157.1+/- FSA ac; 125.2+/- ac pivot irrigated, 31.9+/- ac dryland corners; Legal: NW1/4 of 5, T3N, R46W; Level terrain; Haxtun sandy loam soils w/small area of Ascalon fine sandy loam soils; Irrigation final well permit #6664-FP adjudicated for 400 ac ft to irrigate 160 ac; 75 hp GE electric motor, Fairbanks pump & 8 tower Reinke pivot; FSA base: 130.0 ac corn w/199 bu PLC yield, 26.9 ac wheat w/44 bu PLC yield; WYMD Assessment: \$20; RRWCD Assessment: \$1,885; 1 submersible well; R/E taxes: \$3,115.66.

PARCEL #2A - PASTURE: 1,120.2+/- ac pasture; 819.2+/- ac deeded pasture, 301.0+/- ac CO State Lease; Legal: Pt of 16, 17, 18, 20, 21, T4N, R45W; CO State Lease #47288 expires May 25, 2024; Ranch home & misc buildings located on lease; pole barn, livestock well, working facilities and corrals located on deeded; 3 submersible wells & windmill; 2018 R/E taxes: \$681.90.

PARCEL #2B - PASTURE: 1,151.2+/- ac pasture; Legal: Pt of 20, 28, 29, 32, T4N, R45W; 3 submersible wells; 2018 R/E taxes: \$958.26.

COMBO #2 - (PARCELS #2A & #2B) - PASTURE: 2,271.4+/- ac pasture; 1,970.4+/- ac deeded pasture, 301.0+/- ac CO State Lease; 6 submersible wells & 1 windmill; 2018 R/E taxes: \$1,640.16.

PARCEL #3A - PASTURE: 745.8+/- ac pasture; Legal: Pt of 18, 19, T4N, R45W & Pt of 13, T4N, R46W; 1 submersible well & 1 windmill, 2018 R/E taxes: \$620.80.

PARCEL #3B - PASTURE: 938.9+/- ac pasture; Legal: Pt of 13, 24, T4N, R46W & Pt of 18, 19, T4N, R45W; 2 submersible wells, 2018 R/E taxes: \$781.54.

COMBO #3 - (PARCELS #3A & #3B) - PASTURE: 1,684.7+/- ac pasture; 3 submersible wells & 1 windmill; 2018 R/E taxes: \$1,402.34.

SOUTH UNIT- (PARCELS #2A, #2B, #3A, & #3B) - PASTURE: 3,956.1+/- ac pasture; 3,655.1+/- ac deeded pasture, 301.0+/- ac CO State Lease; 9 submersible wells & 2 windmills; 2018 R/E taxes: \$3,042.51.

PARCEL #4A - PASTURE: 534.9+/- ac pasture; Legal: Pt of 7, 8, 17, 18, T4N, R45W; 1 submersible well; 2018 R/E taxes: \$445.25.

PARCEL #4B - PASTURE: 1,511.4+/- ac pasture; Legal: Pt of 5, 6, 7, 8, T4N, R45W & Pt of 1, T4N, R46W; 1 submersible well & 1 solar well; 2018 R/E taxes: \$1,258.09.

COMBO #4 - (PARCELS #4A & #4B) - PASTURE: 2,046.3+/- ac pasture; 2 submersible wells & 1 solar well; 2018 R/E taxes: \$1,703.34.

PARCEL #5 - PASTURE: 1,113+/- ac pasture; Legal: Pt of 7, 18, T4N, R45W & Pt of 1, 12, 13, T4N, R46W; 2 submersible wells; 2018 R/E taxes: \$926.46.

NORTH UNIT - (PARCELS #4A, #4B, & #5) - PASTURE: 3,159.3+/- ac pasture; 4 submersible wells & 1 solar well; 2018 R/E taxes: \$2,629.80.

PARCEL #6 - PIVOT IRRIGATED: 144.8+/- ac; 124.3+/- ac pivot irrigated, 20.5+/- ac pasture corners; Legal: Pt of 7, 18, T4N, R45W; rolling terrain; Julesburg loamy sand and Valent sand soils; Irrigation final well permit #17727-FP adjudicated for 400 ac ft to irrigate 160 ac; 125 hp Emerson electric motor, Worthington pump & 8 tower Zimmatic pivot; SHMD Assessment: \$60; RRWCD Assessment: \$1,856; R/E taxes: \$2,698.56.

SINGLE UNIT- (PARCELS #2A, #2B, #3A, #3B, #4A, #4B, #5, & #6) - PASTURE & PIVOT IRRIGATED: 7,260.20+/- ac; 6,834.9+/- ac deeded pasture, 301.0+/- ac CO State Lease, 124.3+/- ac pivot irrigated; 125 hp electric motor, Worthington pump & 8 tower Zimmatic pivot; SHMD Assessment: \$60; RRWCD Assessment: \$1,856; 13 submersible wells, 2 windmills, & 1 solar; 2018 R/E taxes: \$8,370.87.

PARCEL #7A - PASTURE: 894.0+/- ac pasture; Legal: Pt of 22, N1/2 & SE1/4 of 26, N1/2 27, T4N, R46W; 1 submersible well & 1 windmill; 2018 R/E taxes: \$759.42.

PARCEL #7B - PASTURE: 153.6+/- ac pasture; Legal: NE1/4 of 22, T4N, R46W; No water; 2018 R/E taxes: \$139.14.

COMBO #7 - (PARCELS #7A & #7B) - PASTURE: 1,047.6+/- ac pasture; 1 submersible well & 1 windmill; 2018 R/E taxes: \$898.56.

PARCEL #8 - DRYLAND: 155.9+/- ac dryland; Legal: SE1/4 of 18, T4N, R46W; Primarily Ascalon fine sandy loam w/areas of Haxtun sandy loam & Platner loam; 155.9+/- ac summertill to be planted; FSA base: 88.3 ac wheat w/44 bu PLC yield, 5.7 ac corn w/199 bu PLC yield; R/E Taxes: \$311.82.

PARCEL #9A - DRYLAND: 155.0+/- ac dryland; Legal: NE1/4 of 20, T4N, R46W; Manter & Haxtun sandy loam, Rago loam & loam, & Ascalon fine sandy loam soils; 77.5+/- ac summertill to be planted, 77.5+/- ac wheat stubble; FSA base: 88.3 ac wheat w/26 bu PLC yield; R/E Taxes: \$314.32.

PARCEL #9B - DRYLAND: 155.6+/- ac dryland; Legal: SE1/4 of 20, T4N, R46W; Rago, Iliff, & Platner loam soils; 155.6+/- ac wheat stubble; FSA base: 86.7 ac wheat w/26 bu PLC yield; R/E Taxes: \$314.32.

COMBO #9 - (PARCELS #9A & #9B) DRYLAND: 310.6+/- ac dryland; 77.5+/- ac summertill to be planted, 233.1+/- ac wheat stubble; FSA base: 175 ac wheat w/ 26 bu PLC yield; R/E Taxes: \$628.64.

PARCEL #10A - DRYLAND: 152.7+/- ac dryland; Legal: SW1/4 of 29, T4N, R46W; Haxtun sandy loam, Canyon-Dioxice complex, & Platner loam soils; 152.7+/- ac summertill to be planted; FSA base: 85.6 ac wheat w/26 bu PLC yield; R/E Taxes: \$309.32.

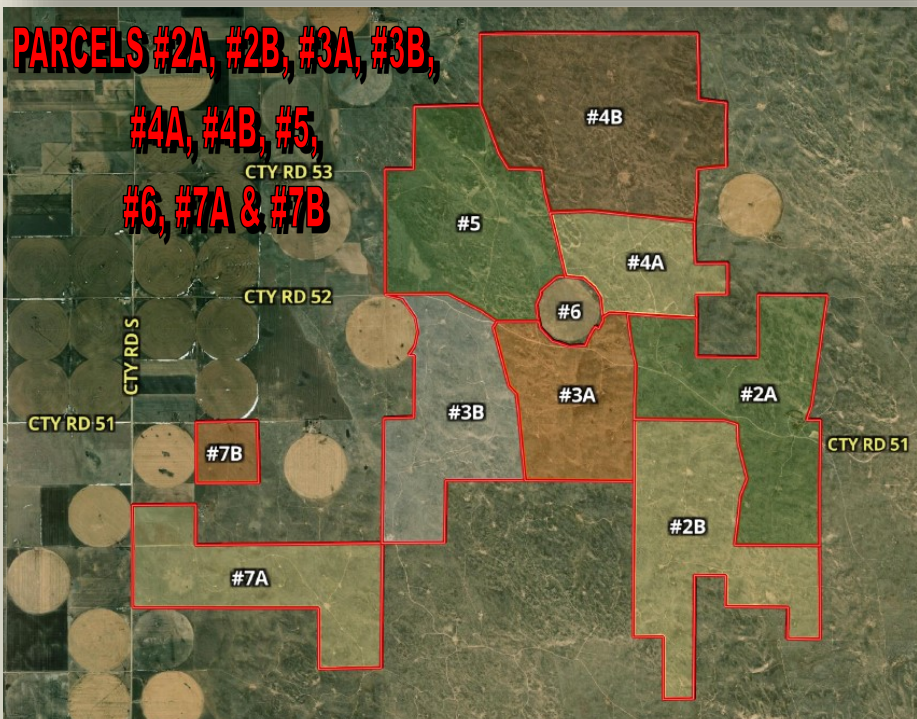
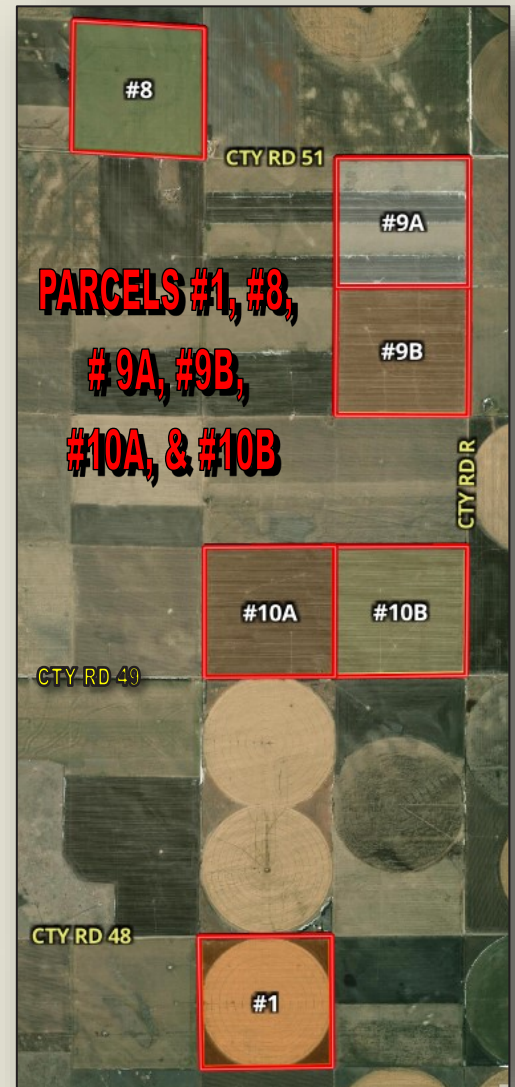
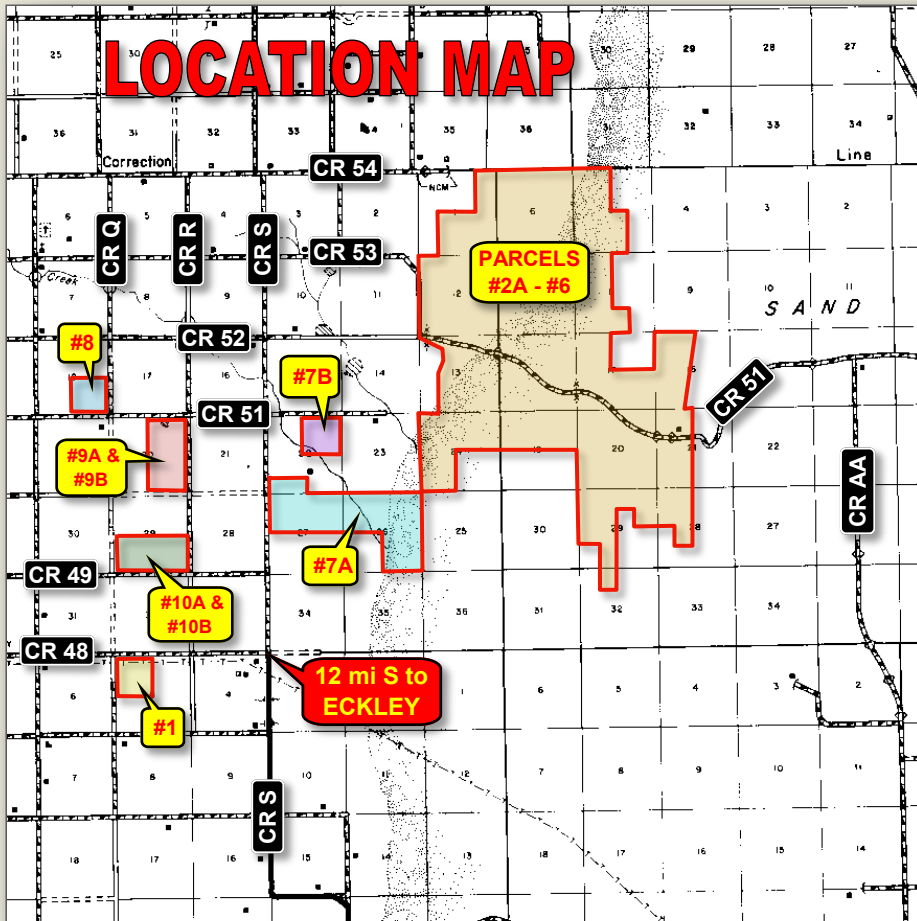
PARCEL #10B - DRYLAND: 154.6+/- ac dryland; Legal: SE1/4 of 29, T4N, R46W; Haxtun sandy loam & loamy sand, Ascalon fine sandy loam & Canyon-Dioxice complex soils; 154.6+/- ac summertill to be planted; FSA base: 85.8 ac wheat w/26 bu PLC yield; R/E Taxes: \$309.32.

COMBO #10 - (PARCELS #10A & #10B) - DRYLAND: 307.3+/- ac dryland; 307.3+/- ac summertill to be planted, FSA base: 171.4 ac wheat w/ 26 bu PLC yield; R/E Taxes: \$618.64.

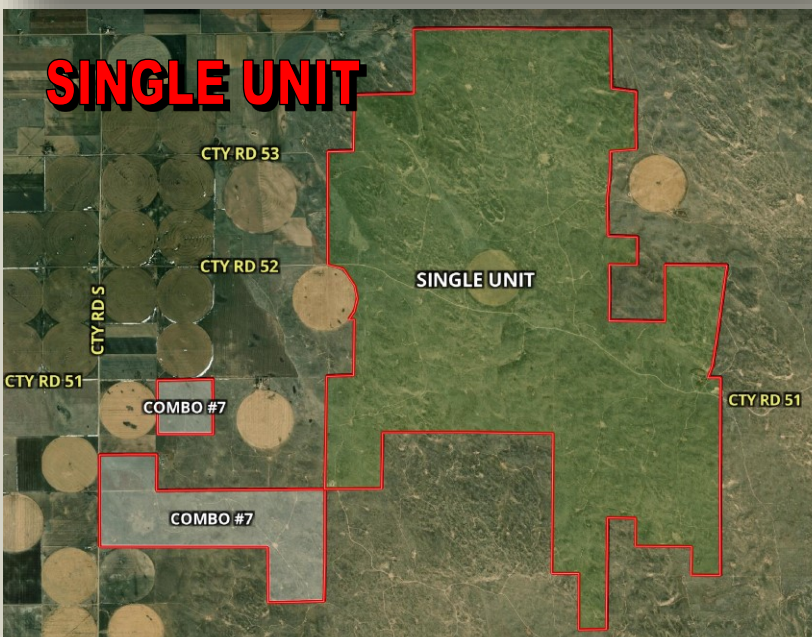
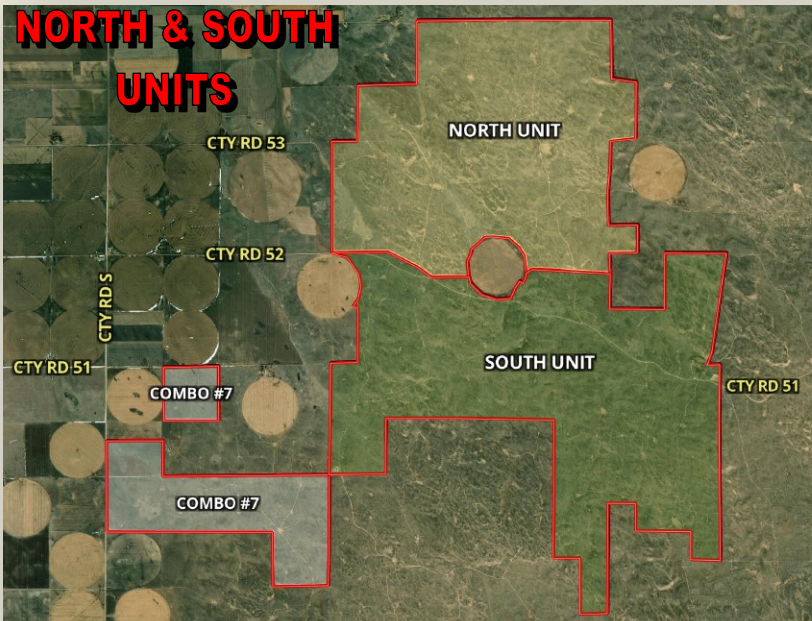
DRYLAND UNIT (PARCELS #8, #9A, #9B, #10A, & #10B) - DRYLAND: 773.8+/- ac dryland; 540.7+/- ac summertill to be planted, 233.1+/- ac wheat stubble; FSA base: 434.7 ac wheat w/ 26 & 44 bu PLC yield, 5.7 ac corn w/199 bu PLC yield; R/E Taxes: \$1,559.10.



LOCATION MAP | PARCEL MAPS



UNIT MAPS | TERMS & CONDITIONS (CONT'D)



been given to us by the owner of the property or obtained from sources that we deem reliable. CONT'D 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

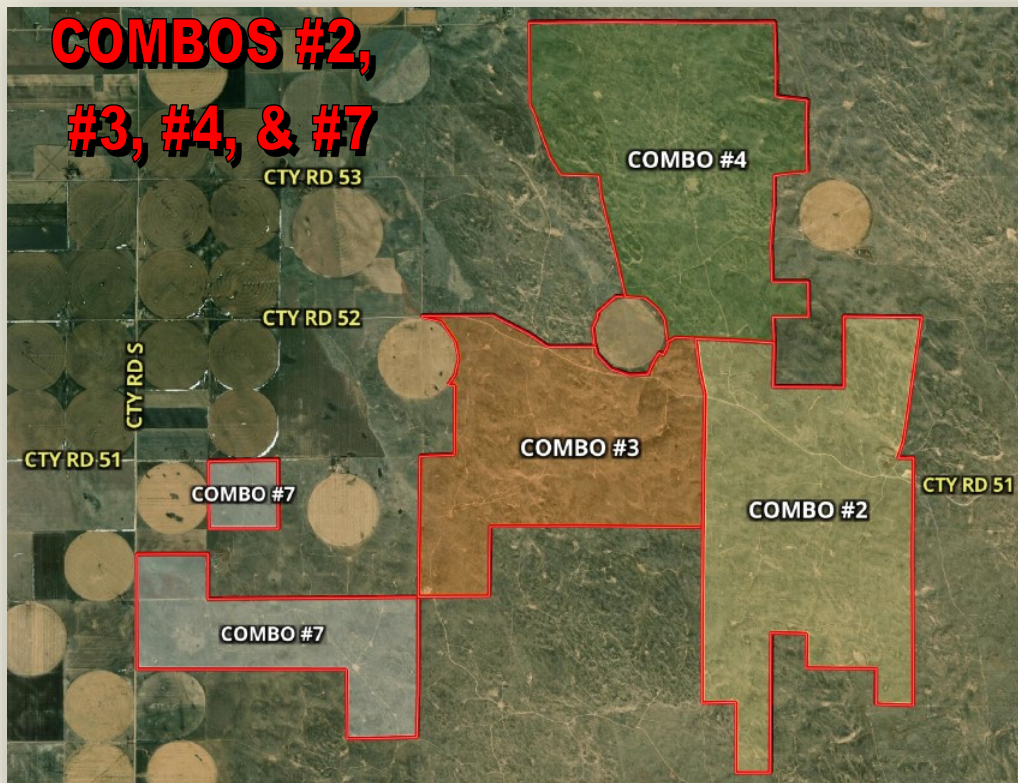
conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker. Announcements made by Reck Agri Realty & Auction, at the time of sale will take precedence over any previously printed material or other oral statements. Reck Agri Realty & Auction 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, and Contract to Buy and Sell Real Estate (Land). For additional color photos visit the "PAUL & PATTY BROPHY FAMILY LAND AUCTION" Visual Tour on our website: www.reckagri.com.

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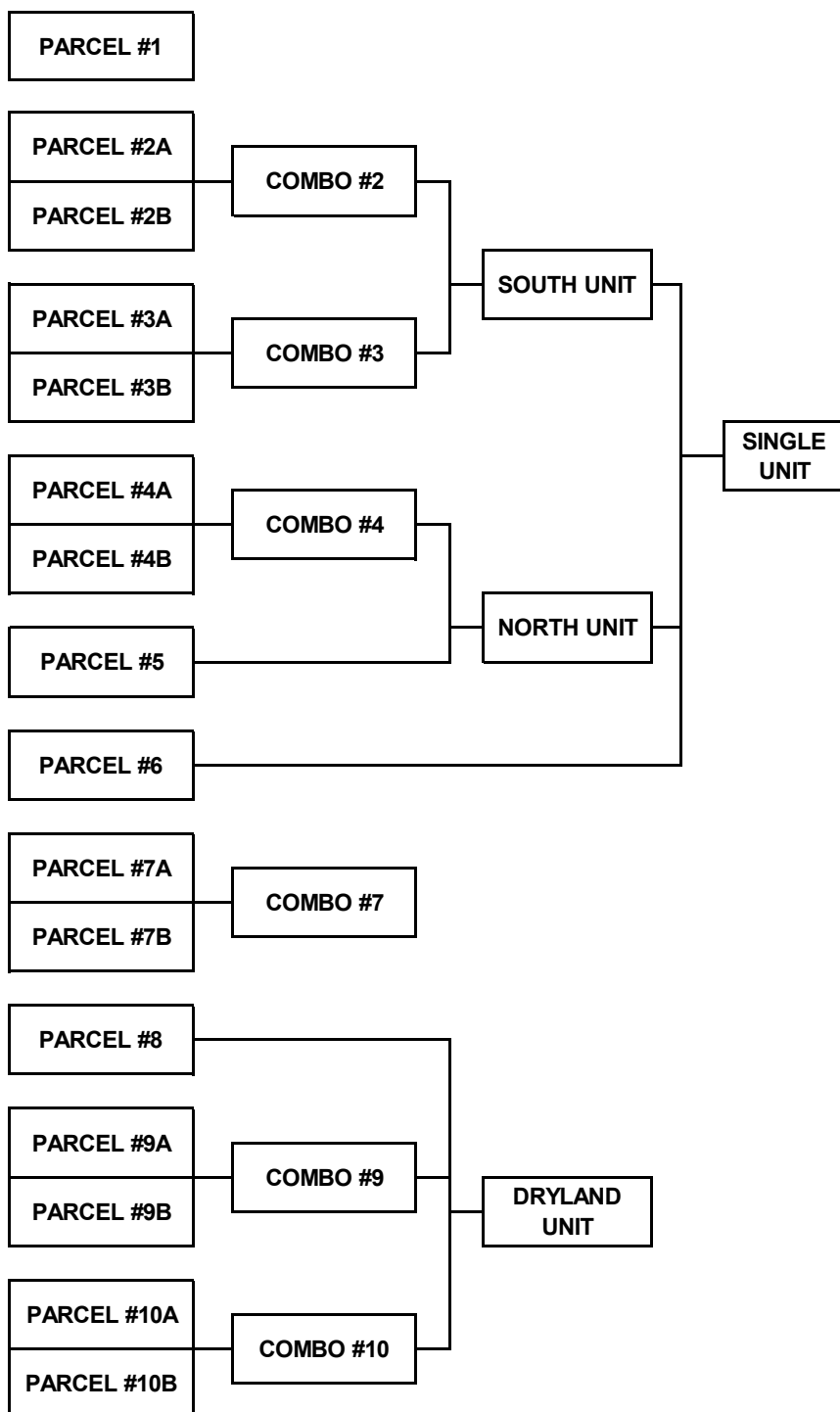
COMBO MAPS





AUCTION BRACKET | AUCTION SALE ORDER

AUCTION BRACKET



AUCTION SALE ORDER

PARCEL #1
PARCEL #2A
PARCEL #2B
COMBO #2
PARCEL #3A
PARCEL #3B
COMBO #3
SOUTH UNIT
PARCEL #4A
PARCEL #4B
COMBO #4
PARCEL #5
NORTH UNIT
PARCEL #6
SINGLE UNIT
PARCEL #7A
PARCEL #7B
COMBO #7
PARCEL #8
PARCEL #9A
PARCEL #9B
COMBO #9
PARCEL #10A
PARCEL #10B
COMBO #10
DRYLAND UNIT

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OCTOBER 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	31		

Download & Print Free Calendars From www.wiki-calendar.com

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