

LAND AUCTION

PHILLIPS COUNTY DRYLAND AUCTION

Thursday, November 14, 2019, 10:30 AM, MT

Phillips County Event Center, Holyoke, CO

PHILLIPS CTY, CO
DRYLAND - ACREAGE

EXPIRED CRP

1,591.9+/- Acres

Listing #192033



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Sterling, CO 80751
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visit: www.reckagri.com
970-522-7770 or 1-800-748-2589



RECK AGRI
REALTY & AUCTION

For Further Information Contact:
Marc Reck, 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, November 14, 2019, 10:30 am MT, Phillips County Event Center, Holyoke, CO.

OVERVIEW: 1,591.9+/- acres to be offered for sale at the Phillips County Dryland Auction. 1,310.6+/- acres of dryland with level to slightly rolling terrain and excellent soils. Property is located 5 mi to 7 mi SE of Paoli, CO and 8 to 11 mi SW of Holyoke, CO. 44.3+/- acres is grass & roads with 78+/- ac expired CRP which could be farmed. This block of land to be offered in 8 parcels, 2 combos, & NW & Single Units. Tract size varies from 160 acres to 388 acres, to 862 acres to 1,310 acres. 159+/- acres of expired CRP to be offered in 2 - 38.5 acre tracts & 77.5 acre tract. These tracts provide opportunity to purchase rural acreages being located only 4 miles south of Holyoke, CO. Possession of the farm ground upon harvest of the current tenant's 2019 corn crop and Buyer(s) will have possession for 2020 crop year and expired CRP upon closing.

SALE TERMS/PROCEDURE: The "PHILLIPS COUNTY DRYLAND AUCTION" is a land auction with RESERVE. The Phillips County Dryland property to be offered as a "MULTI PARCEL" Auction in 11 Parcels, 3 Combos, NW Unit, and Single Unit. The parcels, combos, NW unit, and single unit 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 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 December 6, 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 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 minerals reserved by Seller as shown within these Terms and 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).

GROWING CROPS: No growing crops. Seller reserves the right to bale the CRP grass on Parcel #3B.

POSSESSION: Possession of farmland after tenant's harvest of the 2019 corn crop and Buyer(s) to have possession of property for 2020 crop year. Possession of the expired CRP upon closing. Tenant reserves rights to corn stalks.

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.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels, Combos, NW Unit, or Single Unit 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. 2020 real estate taxes due in 2021, 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.

MINERALS: Seller to reserve 50% of OWNED mineral rights.

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 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 assume 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 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 "PHILLIPS COUNTY DRYLAND 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.

TERMS & CONDITIONS | PARCEL DESCRIPTIONS

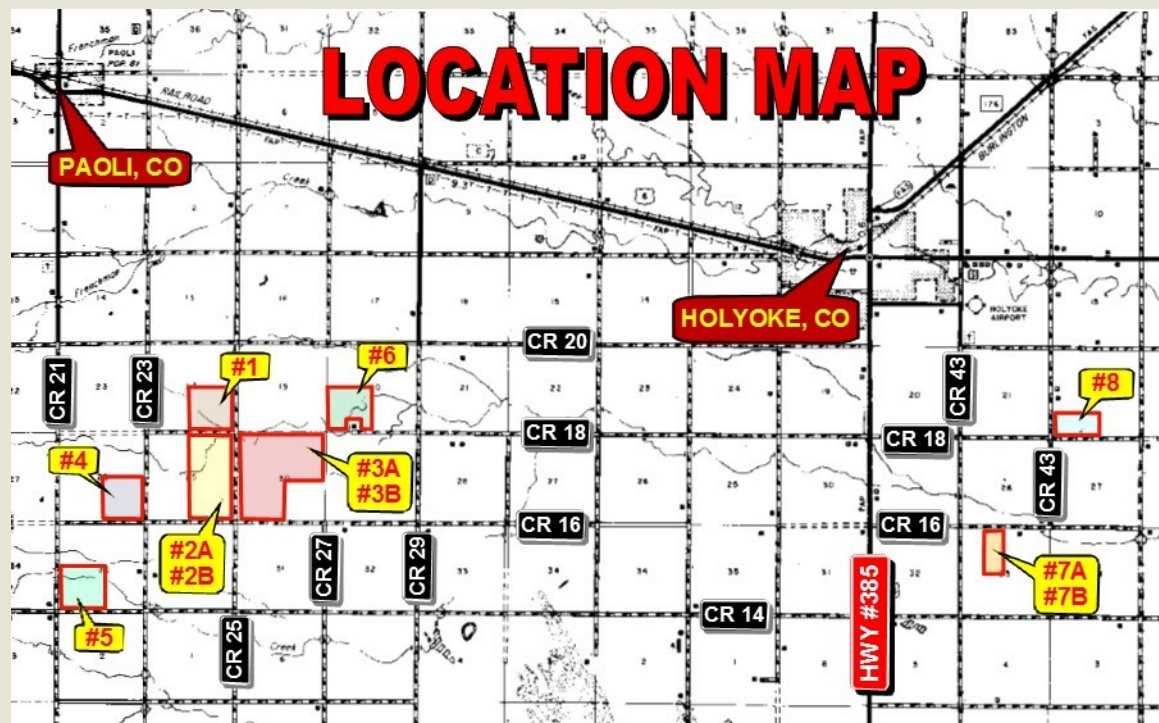
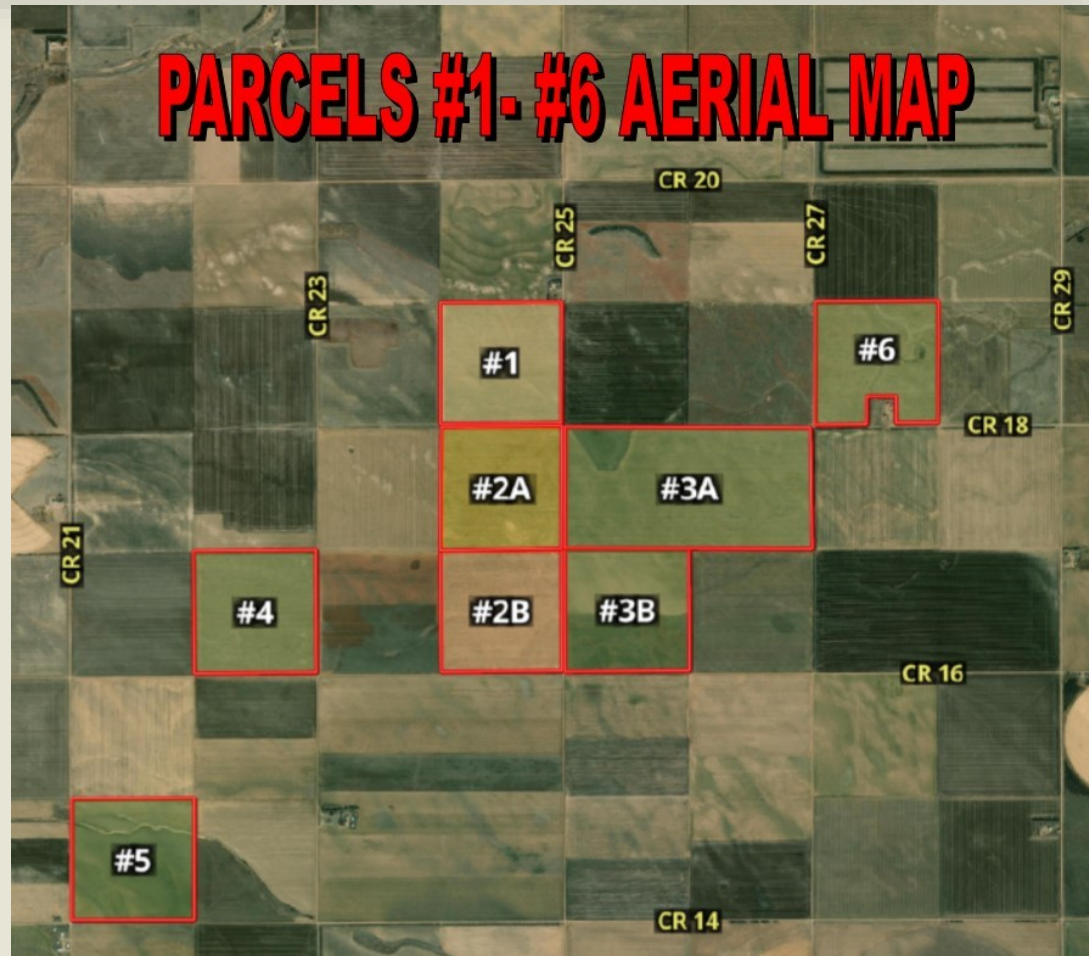
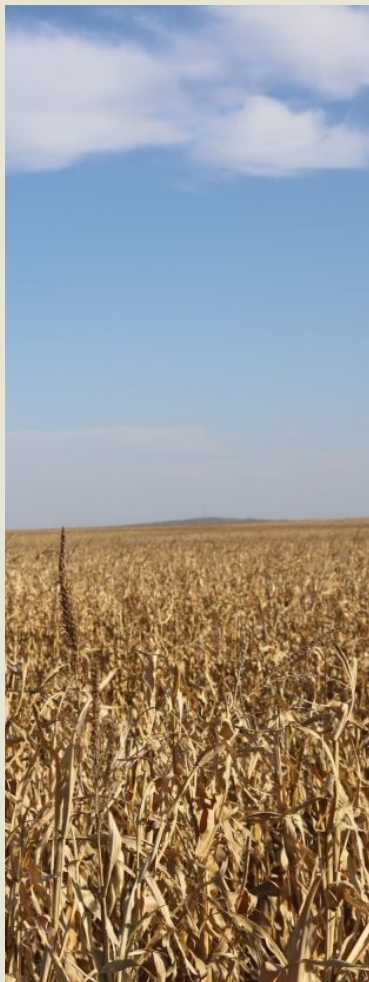
PARCEL #'S / SALE ORDER	LEGAL DESCRIPTION	TOTAL ACRES	DRYLAND ACRES	EXPIRED CRP ACRES	GRASS & RDS	2018 TAXES DUE IN 2019
PARCEL #1	SE1/4 - 24, T7N, R46W	160.0	157.8		2.2	\$904.00
PARCEL #2A	NE1/4 - 25, T7N, R46W	160.0	160.0		0.0	\$904.00
PARCEL #2B	SE1/4 - 25, T7N, R46W	160.0	155.8		4.2	\$904.00
COMBO #2	PARCELS #2A & #2B	320.0	315.8	0.0	4.2	\$1,808.00
PARCEL #3A	N1/2 - 30, T7N, R45W	320.0	305.5		14.5	\$1,701.00
PARCEL #3B	SW1/4 - 30, T7N, R45W	161.2	83.2	78.0	0.0	\$865.44
COMBO #3	PARCELS #3A & #3B	481.2	388.7	78.0	14.5	\$2,566.44
NW UNIT	PARCELS #1 - #3B	961.2	862.3	78.0	20.9	\$5,278.44
PARCEL #4	SE1/4 - 26, T7N, R46W	160.0	159.3		0.7	\$900.00
PARCEL #5	SW1/4 - 35, T7N, R46W	160.0	150.5		9.5	\$913.52
PARCEL #6	SW1/4 - 20, T7N, R45W less a tract	151.7	138.5		13.2	\$863.80
SINGLE UNIT	PARCELS #1 - #6	1432.9	1310.6	78	44.3	7955.76
PARCEL #7A	W1/2E1/2NW1/4 - 33, T7N, R44W	40.0		38.5	1.5	\$223.42
PARCEL #7B	E1/2E1/2NW1/4 - 33, T7N, R44W	40.0		38.5	1.5	\$223.42
COMBO #7	PARCELS #7A & #7B	80.0	0.0	77.0	3.00	\$446.84
PARCEL #8	S1/2SW1/4 - 22, T7N, R44W	79.0		77.5	1.5	\$441.88

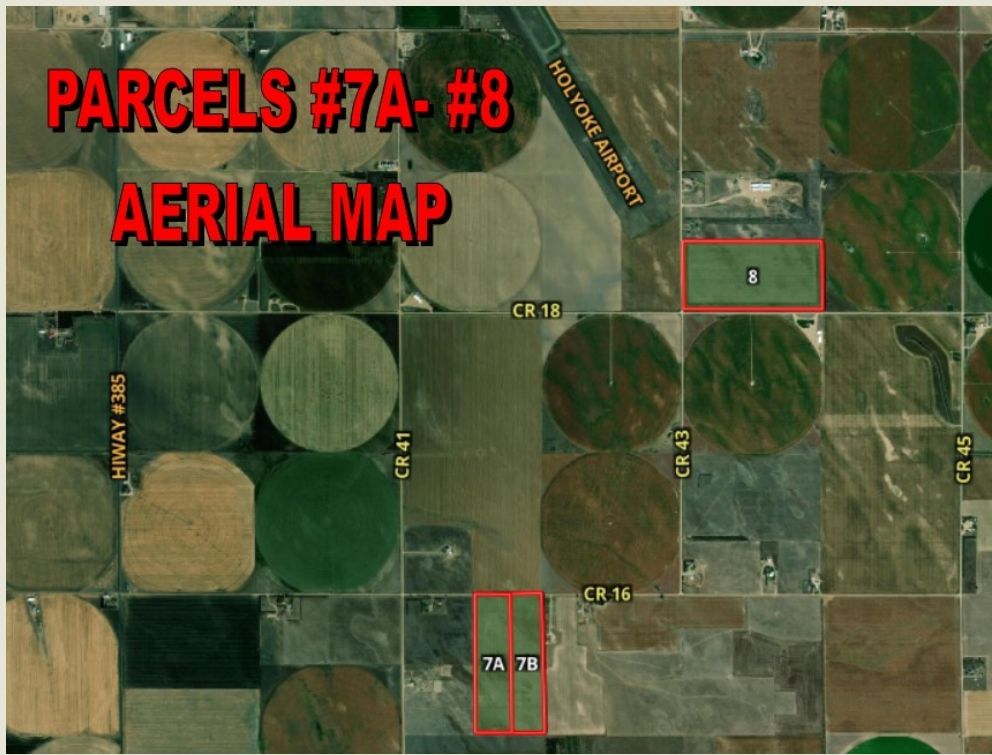
A DETAIL BROCHURE is available upon request and is **REQUIRED** to bid at the auction, via cell phone, or online bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, Contract to Buy and Sell Real Estate (Land). For additional color photos visit the "PHILLIPS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

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MAPS | PHOTOS





AUCTION SALE ORDER

PARCEL #1
PARCEL #2A
PARCEL #2B
COMBO #2
PARCEL #3A
PARCEL #3B
COMBO #3
NW UNIT
PARCEL #4
PARCEL #5
PARCEL #6
SINGLE UNIT
PARCEL #7A
PARCEL #7B
COMBO #7
PARCEL #8



Reck Agri Realty & Auction
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Sterling, CO 80751

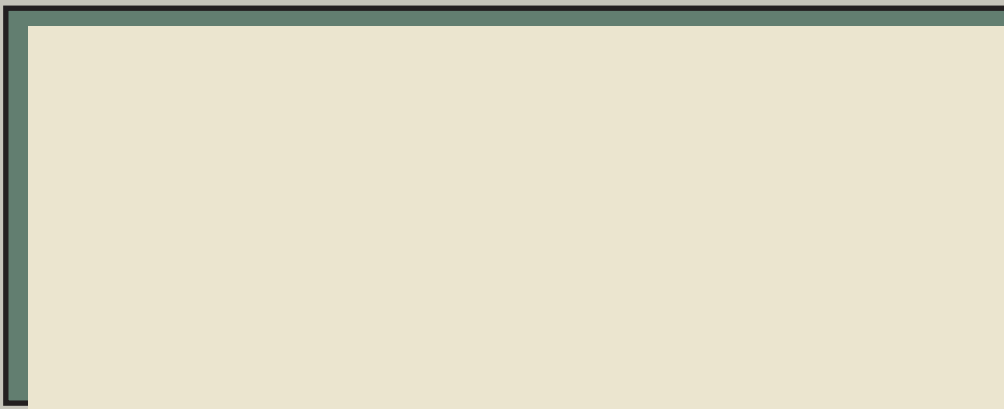
Watch LIVE Auction at
www.reckagri.com.
Register for online bidding 24 hrs
in advance.

PRSR FIRST CLASS
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ADDRESS SERVICE REQUESTED

NOVEMBER 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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