

Jerry Lahnert Estate Land Auction

PHILLIPS COUNTY, COLORADO

Wednesday, October 18, 2023 at 10:30 am MT
Phillips County Event Center | 22505 US-385, Holyoke, CO

**LIVE
Auction**



1,246±
Total Acres

Offered as:
7 Parcels
3 Combos - Dryland
Unit - Single Unit

697.1± ac Dryland
405.9± ac Pivot Irr
102.0± ac CRP
+ Improvement Site

reckagri.com | Office: 970.522.7770 | Toll Free: 800.748.2589



For More Information, Contact:

Marc Reck, Broker
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Ben Gardiner, Broker Associate
bgardiner@reckagri.com

Auction Terms & Conditions

AUCTION PROCEDURE: The **Jerry Lahnert Estate Land Auction** is an auction with RESERVE. The Lahnert Estate property to be offered as a "MULTI PARCEL" Auction in 7 Parcels, 3 Combos, Dryland Unit and Single Unit and will be offered in the sale order as stated. Bids will be taken for total purchase price not price per acre. Bidding increments are at the discretion of the Broker.

TERMS: Upon the conclusion of the auction, the highest bidder(s) will enter into a contract for the amount of the bid, 15% of the purchase price is due as earnest money, and to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

CLOSING: Closing is on or before November 17, 2023, and to be conducted by Phillips County Abstract. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Personal Representative Deed, 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).

POSSESSION: Possession of property upon closing except possession of Parcel #2A & #4B where wheat is to be planted is upon 2024 harvest.

PROPERTY CONDITION: 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.

GROWING CROPS: No crops included except for where wheat is to be planted this fall on Parcels #2A & #4B. Buyer(s) to receive landlord share of growing wheat crop.

REAL ESTATE TAXES: 2023 real estate taxes due in 2024 to be paid by Seller, at closing, based on the 2022 due in 2023 taxes and shall be considered paid in full.

FSA DETERMINATION: FSA base acres and yields to pass with the property as designated within the Due Diligence Packet. Buyer(s) and Seller, at closing, to sign a Memorandum of Understanding (MOU) stating the base acres and yields as designated within the Due Diligence Packet.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

WATER RIGHTS & EQUIPMENT: Together with all water rights and equipment appurtenant to the property for domestic and/or irrigation use. The water rights are subject to the rules, regulations, and limitations of the CDWR, FGWD, and RRWCD. 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.

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

NOXIOUS WEEDS: There may be areas infested by noxious weeds. The location of and the density of noxious weeds is unknown.

ACREAGES: All stated acreages are approximate and are obtained from the FSA office and/or county tax records. No warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage.

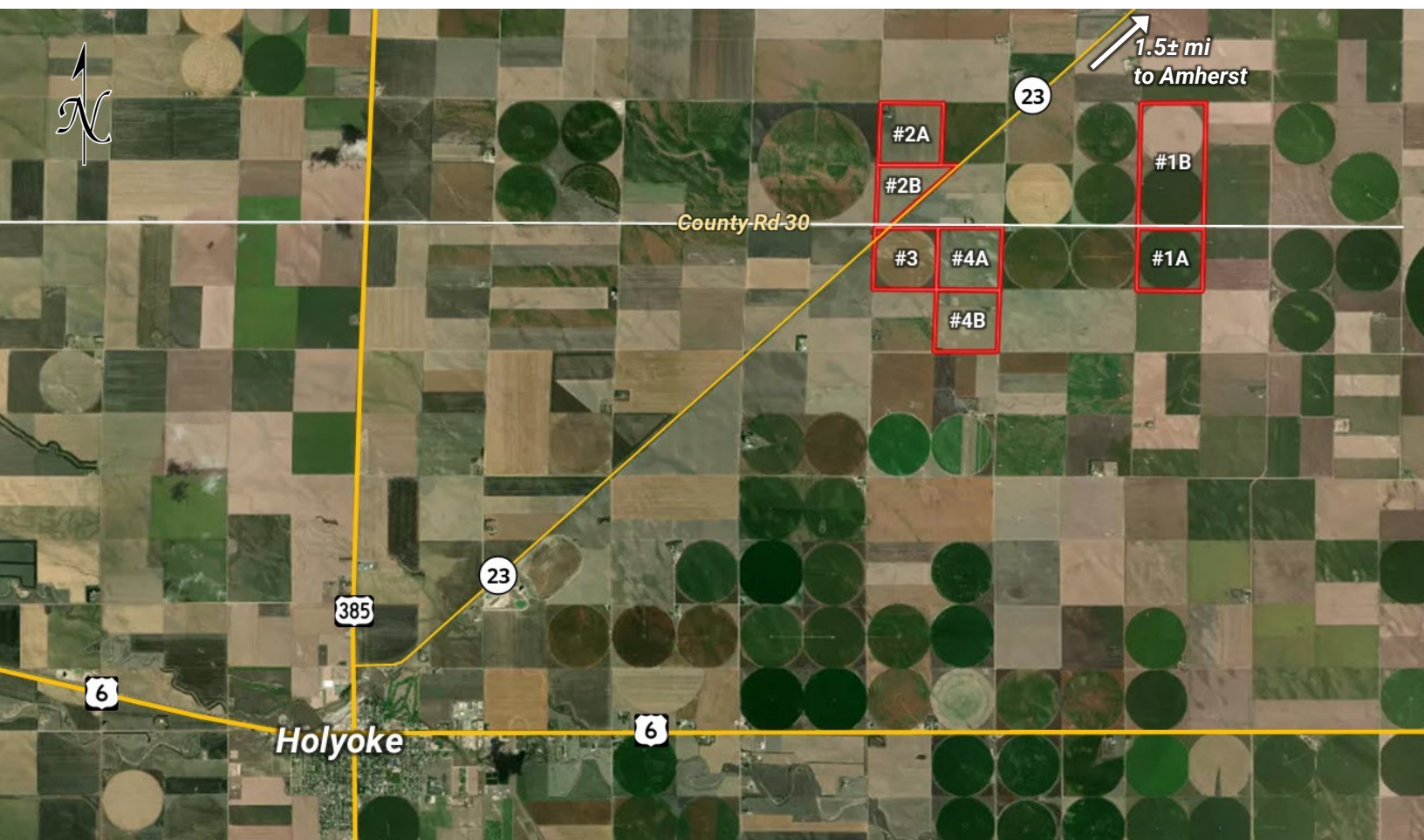
BIDDER REQUIREMENTS: To register to bid, Buyer(s), prior to the auction, must review and accept the Due Diligence Packet with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Due Diligence Packet may be obtained by visiting auction property page at 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. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker. Reck Agri Realty & Auction does not offer broker participation for the Jerry Lahnert 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.

Announcements made by Reck Agri Realty & Auction at the time of the auction will take precedence over any previously printed material or other oral statements.



Location Map - Description - Photos



OVERVIEW

The Jerry Lahnert Estate is selling their Phillips County, CO property. This offering includes dryland, pivot irrigated, and CRP. Land seldom comes for sale in this highly productive area located just 6 -8 miles northeast of Holyoke, CO.

Total Deeded Acres: 1,246.4± | 697.1± ac dryland - 405.9± ac pivot irr. - 102.0± ac CRP & Improvement site



Aerial Map & Parcel Descriptions

Parcel #1A—Pivot Irrigated

163.0± ac; 135.1± ac pivot irr (sugar beets), 27.9± ac CRP

Legal: NW¼ of 29, T8N, R43W

Location: From Holyoke, CO 6 mi NE on Hwy #23, 2 mi E;

Wells & Irrigation: Irr well permit #11386-FP – permitted for 552 ac ft; 75 hp Newman electric motor, pump & 8 tower Valley pivot

FSA Base: 7.8 ac wheat w/32 bu yield, 74.4 ac corn w/160 bu yield

CRP Pmt: \$1,443.00 @ \$51.68/ac – Expires: 9/30/2031

FGWD Assessment: \$82.80

RRWCD Assessment: \$3,900.00

R/E taxes: \$2,574.68

Parcel #1B— Pivot Irrigated

326.0± ac; 270.8± ac pivot irr (sorghum stubble), 54.0± ac CRP, 1.2± ac grass/rds

Legal: W½ of 20, T8N, R43W

Location: From Holyoke, CO 6 mi NE on Hwy #23, 2 mi E

Wells & Irrigation: Irr well permit #20332-F – permitted for 288 ac ft; 150 hp US Electric motor, pump, and 10 tower Valley and 10 tower Reinke pivot

FSA Base: 30.9 ac wheat w/36 bu yield, 128.1 ac corn w/165 bu yield

CRP Pmt: \$3,149.00 @ \$58.34/ac – Expires: 9/30/2031

FGWD Assessment: \$43.20

RRWCD Assessment: \$7,500.00

R/E taxes: \$5,021.84

> Combo #1 (#1A & #1B)

489.0± ac; 405.9± ac pivot irr (270.8± ac sorghum stubble, 135.1± ac sugar beets), 81.9± ac CRP, 1.2± ac grass/rds

2 wells w/electric motors, pumps, & 3 pivots

FSA base: 38.7 ac wheat, 202.5 ac corn

CRP Pmt: \$4,592.00

FGWD Assessment: \$126.00

RRWCD Assessment: \$11,400.00

R/E taxes: \$7,596.52



Parcel #1A Electric motor pump

Parcel #2A—Dryland & Improvements

160.0± ac; 144.3± ac dryland (summerfallow), 15.7± ac grass/rds
Uninhabitable homes, metal shop

Legal: NW¼ of 24, T8N, R44W

Location: From Holyoke, CO 6 mi NE on Hwy #23, ½ mi N

FSA Base: 71.3 ac wheat w/39 bu yield

R/E taxes: \$2,786.60

Parcel #2B—Dryland

121.0± ac; 115.7± ac dryland (wheat stubble), 5.3± ac grass/rds

Legal: All that part of the S½ of 24, T8N, R44W lying N of Highway #23

Location: From Holyoke, CO 5.5 mi NE on Hwy #23;

FSA base: 58.2 ac wheat w/36 bu yield

R/E taxes: \$704.24

> Combo #2 (#2A & #2B)

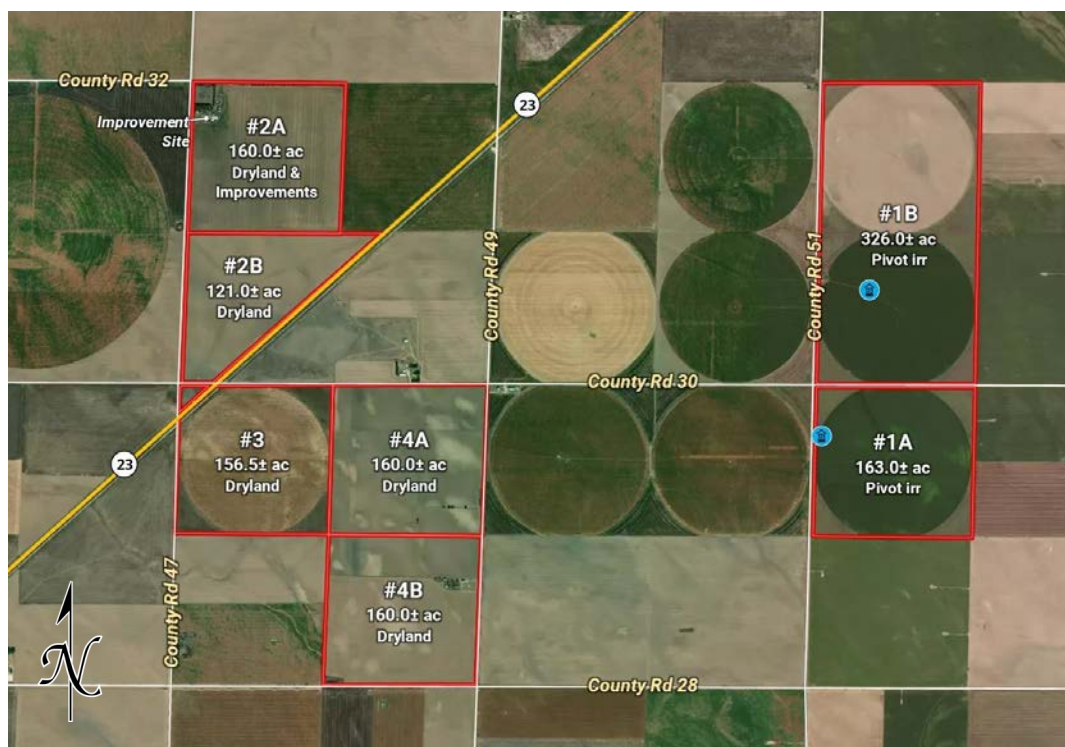
281.0± ac; 260± ac dryland (144.3± ac summerfallow, 115.7± ac wheat stubble), 21.0± ac grass/rds

FSA base: 129.5 ac wheat

R/E taxes: \$3,490.84



Parcel #1B Electric motor pump



Parcel Descriptions & Photos



Parcel #3

Parcel #3—Dryland & CRP

156.4± ac; 128.6± ac dryland (wheat stubble);
20.1± ac CRP, 7.7± ac grass/rds

Legal: NW¼ of 25, T8N, R44W

Location: From Holyoke, CO 6 mi NE on Hwy #23

FSA base: 22.7 ac wheat w/39 bu, 64.6 ac corn
w/160 bu yield

FGWD Assessment: \$60.00

RRWCD Assessment: \$3,900.00

CRP Pmt: \$1,024 @ \$51.03/ac – Expires: 9/30/2031

R/E taxes: \$2,187.08

Parcel #4A—Dryland

160.0± ac; 154.7± ac dryland (wheat stubble),
5.3± ac grass/rds

Legal: NE¼ of 25, T8N, R44W

Location: From Holyoke, CO 5½ mi NE on Hwy #23,
½ mi E

FSA base: 26.6 ac wheat w/39 bu yield, 75.9 ac
corn w/160 bu yield

R/E taxes: \$881.58

Parcel #4B—Dryland

160.0± ac; 153.8± ac dryland (109.4± ac
summerfallow, 44.4± ac wheat stubble), 6.2± ac
grass/rds

Legal: SE¼ of 25, T8N, R44W

Location: From Holyoke, CO 5½ mi NE on Hwy #23,
½ mi E

FSA base: 26.5 ac wheat w/39 bu yield, 75.5 ac
corn w/160 bu yield

R/E taxes: \$1,530.10

> Combo #4 (#4A & #4B)

320.0± ac; 308.5± ac dryland (109.4± ac
summerfallow, 199.1± ac wheat stubble), 11.5± ac
grass/rds

FSA base: 53.1 ac wheat, 151.4 ac corn

R/E taxes: \$2,411.68



Parcel #4A — Looking south towards #4B

>> Dryland Unit (#2A, #2B, #3, #4A & #4B)

757.4± ac; 697.1± ac dryland (253.7± ac summerfallow, 443.4± ac wheat
stubble), 20.1± ac CRP, 40.3± ac grass/rds

FSA base: 205.3 ac wheat, 216.0 ac corn

CRP Pmt: \$1,024.00

FGWD Assessment: \$60.00; **RRWCD Assessment:** \$3,900.00

R/E taxes: \$8,089.60

>>> Single Unit (#1A, #1B, #2A, #2B, #3, #4A & #4B)

1,246.4± ac; 405.9± ac pivot irr (135.1± ac sugar beets/270.8± ac sorghum
stubble), 697.1± ac dryland (253.7± ac summerfallow, 443.4± ac wheat stubble),
102.0± ac CRP, 41.5± ac grass/rds. 2 wells w/electric motors, pumps, & 3 pivots

FSA base: 244 ac wheat, 418.5 ac corn

CRP Pmt: \$5,616.00

FGWD Assessment: \$186.00

RRWCD Assessment: \$15,300.00

R/E taxes: \$15,686.12

Contact us to request a
Due Diligence Packet with more
detailed information.

Improvement site (#2A)



**SCAN QR WITH YOUR
PHONE CAMERA**
View more details,
photos, an interactive
map and more!



PO Box 407, Sterling, CO 80751
ADDRESS SERVICE REQUESTED

PRSR FIRST CLASS
U.S. POSTAGE
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Reck Means Results

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.



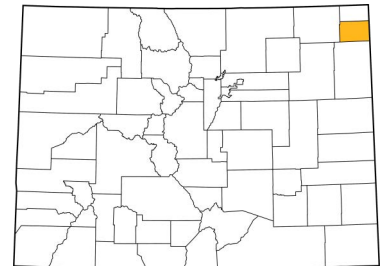
*Mailer is not intended to solicit currently listed properties.
Reck Agri Realty & Auction is licensed in CO, NE and KS.*

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