

Kaiser Family Farms Irrigated Land Auction

LOGAN COUNTY, COLORADO

Thursday, April 4, 2024

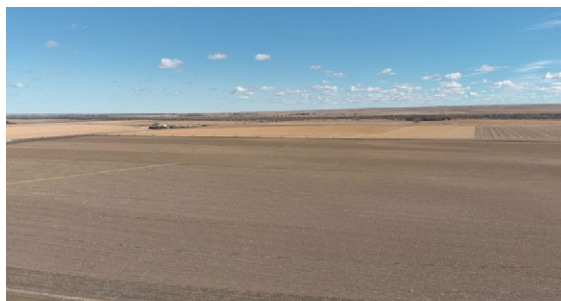
Bidding Opens @ 8 AM, Closes @ 12 PM (noon) MT

Online
ONLY
Auction

298±
Total Acres

30 Shares of
Lowline Ditch +
1,800 GPM Well

Located 3± mi
from Sterling, CO



Register to bid 24 hours in advance at reckagri.com



Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

Ben Gardiner, Broker Associate
bgardiner@reckagri.com

Marc Reck, Broker
marcreck@reckagri.com

Auction Terms + Location Map

ONLINE BIDDING PROCEDURE: The "KAISER FAMILY FARMS IRRIGATED AUCTION" is a land auction with RESERVE to be held on Thursday, April 4, 2024. BIDDING WILL BE ONLINE ONLY. This property will be offered for sale in 1 Parcel. Bidding will open at 8 AM, MT and will "soft close" at 12 PM (noon), MT. Bidding will close when 5 minutes have passed with no new bids. 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 and not price per acre.

To bid at the online auction:

Download RECK AGRI MOBILE APP through the Apple App Store OR Google Play OR visit reckagri.com and click on the KAISER FAMILY FARMS IRRIGATED AUCTION property page to register to bid.

Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below.

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 Due Diligence Packet; 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.) Complete and submit the "Bidder Approval Request" form located on this property's page at reckagri.com. 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. Due Diligence Packet may be obtained by visiting KAISER FAMILY FARMS IRRIGATED AUCTION property page at reckagri.com or by calling Reck Agri Realty & Auction.

TERMS: Competitive bids will determine the outcome of the auction. Upon the conclusion of the auction, the highest bidder will enter into a Contract to Buy & Sell Real Estate (Land) for the amount of the bid. Required earnest money deposit is 15% of the total 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.

CLOSING: Closing is on or before May 10, 2024, and to be conducted by Northeast Colorado Title. 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).

POSSESSION: Upon signing of contract and the earnest money clearing, Buyer(s) may enter onto property and complete the necessary fieldwork and/or plant crops. Any completion of fieldwork and planting of crops does not constitute a farm lease. If Buyer(s) defaults and does not 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.

WATER RIGHTS & EQUIPMENT: Seller to convey all Seller's water rights, water wells, well permits, and equipment appurtenant to the property whether for irrigation, domestic or livestock use, including but not limited to the following: 30 shares in Lowline Ditch Company; Dickinson Well 1-#0352. The water rights are subject to the rules, regulations, and limitations of the Colorado Department of Water Resources, Lowline Ditch Company by-laws and augmentation rules of the Lowline Augmentation Plan. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, pumping rates/adequacy of livestock/domestic/irrigation wells and condition of all irrigation equipment.

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.

R/E TAXES & ASSESSMENTS: 2024 real estate taxes and irrigation assessments to be paid by Buyer(s).

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. A survey will be required to create a metes and bounds legal description, Seller to provide and pay for said survey.

ACREAGES: All stated acreages are approximate and are obtained from FSA and/or County Assessor records. Said records may indicate different acreages, no warranty is expressed or implied as to exact acreages of property, all bids are for the total parcel without regard to exact acreage.

NOTICE TO PROSPECTIVE BUYER(S): 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 illustrative 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 this auction. Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder.

**Announcements made by Reck Agri Realty & Auction
at the time of the sale will take precedence over
any previously printed materials.**



Parcel Info - Map & Photos



Overview:

Productive farm located 3± miles northeast of Sterling. The Lowline Ditch is a senior water right that provides a reliable surface water supply. An 1,800± GPM irrigation well generally serves as a back-up to the surface water. This farm irrigates easily with a pond that is level with the ditch. **Available for 2024 season - early possession to complete fieldwork/planting.**

Quick Facts:

- 298± total acres
- Located 3± mi northeast of Sterling, CO
- Access along Co Rd 36 (north boundary)
- 290± irrigated acres under 1999 Reinke aluminum pivot
- 30 shares of Lowline Ditch Co.
- 1,800± GPM well - aug. by Lowline Ditch Augmentation Plan
- Level terrain with Class III soils
- Seller to convey all OWNED mineral rights

Starting Bid: \$1,800,000

Center pivot access



Pond & pump



**SCAN THE QR FOR
MORE PHOTOS &
INTERACTIVE MAPS**



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.

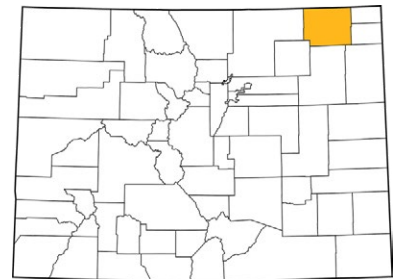


Kaiser Family Farms Irrigated Land Auction

298± Total Acres | 1 Parcel

Online
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Auction

LOGAN COUNTY, CO



Thursday, April 4, 2024
Bidding Opens at 8 AM
Closes at 12 PM (noon) MT

One parcel featuring 290± acres of pivot irrigated cropland northeast of Sterling, CO. Excellent senior water rights with 30 shares of Lowline Ditch Co. and an irrigation well.

