

North Yuma County Irrigated Land Auction

YUMA COUNTY, COLORADO

Tuesday, November 12, 2024

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



320±
Total Acres

210± Acres
Pivot Irrigated

Offered in
3 Parcels

Located 19± mi
northeast of
Yuma, CO



Register to bid 24 hours in advance at reckagri.com



Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

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Preliminary Auction Terms + Location Map

ONLINE BIDDING PROCEDURE: The North Yuma County Land Auction will be offered for sale in 3 parcels. BIDDING WILL BE ONLINE ONLY on Tuesday, November 12, 2024. Bidding will begin @ 8 am, MT and will "soft close" @ 12 pm, MT (noon) on Parcel #1. Bidding remains open as long as there is continued bidding on Parcel #1. Bidding will close when 5 minutes have passed with no new bids. Bidding on Parcels #2 and #3 will "soft close" 10 minutes AFTER the close of Parcel #1. Bidding will close when 5 minutes have passed with no new bids on either parcel.

To bid at the online auction: 1.) Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit reckagri.com and click on the property page to register to bid. 2.) Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below. 3.) 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 and 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies.

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 the property page at reckagri.com or by calling Reck Agri Realty & Auction. 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.

TERMS: Upon 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, to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Sample contract is available within the Due Diligence Packet.

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 20, 2024. 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 Special Warranty/Trustee's Deed free and clear of all liens, encumbrances, special assessments levied or assessed, and subject to all easements and restrictions or covenants now of record.

POSSESSION: Possession of property upon closing.

PROPERTY CONDITION: The prospective Buyer(s) should verify all information contained herein, fully inspect the property, its condition, and to rely on their own conclusions. 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 equipment appurtenant to the property for irrigation, including but not limited to the following: Parcel #1—Permit #19410-FP (irrigation), electric motor/pump, center-pivot sprinklers; Parcel #3—Permit #48966 (domestic).

REAL ESTATE TAXES: 2024 real estate taxes and assessments due in 2025 to be paid by Seller, at closing. Buyer(s) will be responsible for 2025 and all future taxes and assessments.

GROWING CROPS: None

FSA DETERMINATION: FSA base acres and yields to pass with Parcel #1 as designated within the Due Diligence Packet. Buyer(s) and Seller, at closing, to sign a memorandum of understanding stating the base acres and yields as designated within the Due Diligence Packet.

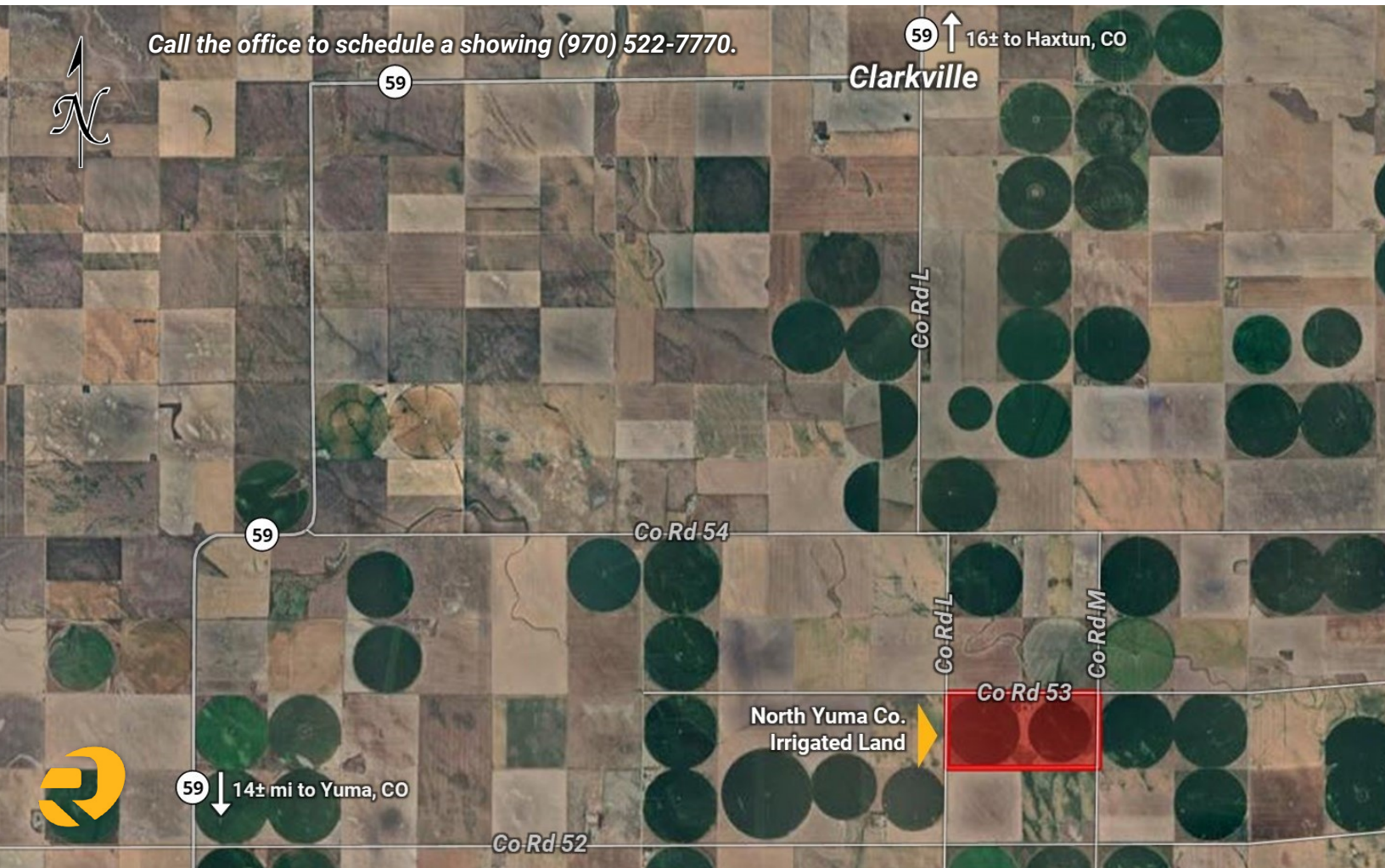
LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. Parcels #2 & #3 to be surveyed and will be pending approval of subdivision exemption through Yuma County.

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

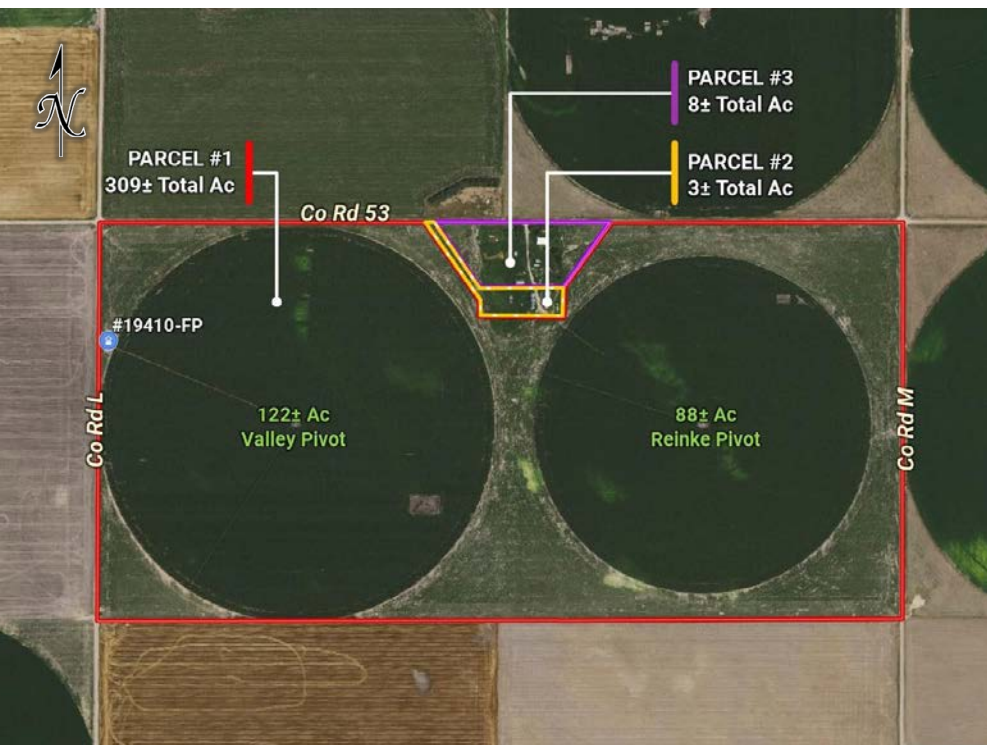
ACREAGES: All stated acreages are approximate and are obtained from FSA and/or County Assessor records. Said records may indicate different acreages, no warranty is expressed or implied as to exact acreages of property, all bids are for the total parcel without regard to exact acreage.

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.



Property Details + Photos



QUICK FACTS

- **320± total acres | 3 Parcels**
- Yuma County, CO
- Located 19± miles northeast of Yuma, CO
- Along Co Rd 53 – between Co Rd L & Co Rd M
- Seller to convey all OWNED mineral rights
- Possession of property upon closing
- R/E Taxes ('23): \$2,924.90; \$6,510.00 RRWCD; \$26.25 W-Y GWMD = \$9,461.15 total

PARCEL #1 | 309± Total Acres

- 210± pivot irrigated acres, dryland corners
- Well 19410-FP – 525 ac-ft annually – drilled to 315 ft depth – pumping 1,400± GPM
- 250 HP US Electric Motor; Valley & Reinke pivots
- Sugar beets grown in 2024 (irrigated acres)
- FSA Base: 211.1 ac corn w/ 209 bu PLC yield

STARTING BID: \$1,300,000

PARCEL #2 | 3± Total Acres

- 50' x 100' Quonset w/ concrete floor
- Grain bins (est. 17,000 bushel capacity total)

STARTING BID: \$25,000

PARCEL #3 | 8± Total Acres

- Farmstead acres w/ domestic well & electricity

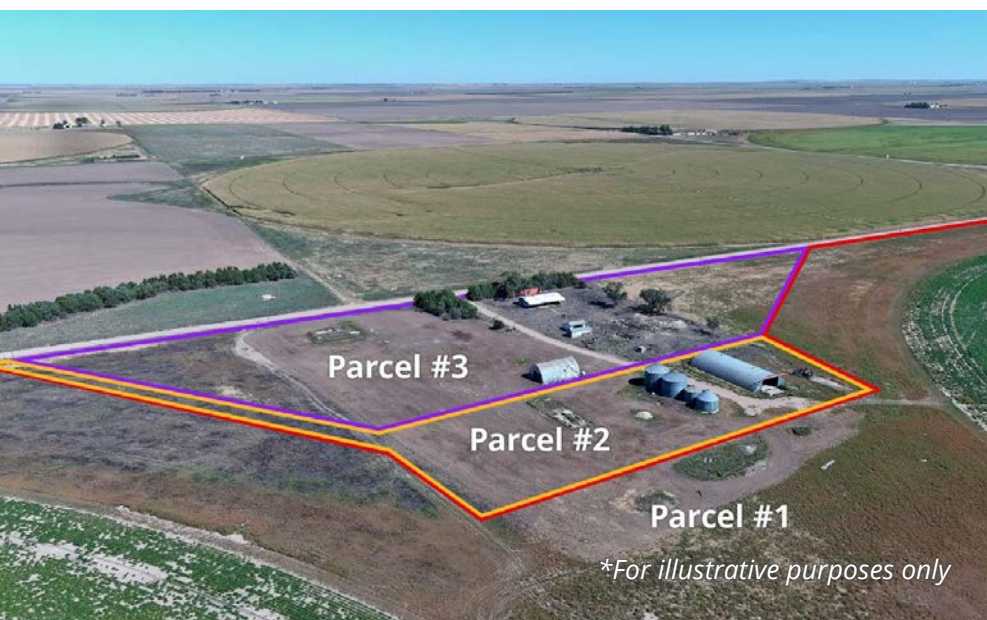
STARTING BID: \$40,000



DESCRIPTION

320± total assessed acres | 210± pivot irrigated acres

210± irrigated acres under two pivots. The irrigation well currently pumps 1,400± GPM providing enough water to run both pivots at the same time. This area has a strong water supply – the well was drilled to 315' depth and a nearby monitoring well shows static water level at 205 ft. – leaving over 100± ft. of available water! Parcel #2 includes 50'x100' Quonset w/concrete floor and grain bins. Parcel #3 is farmstead acreage with a domestic well.



Scan the QR
code to view
photos, maps
& more!



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320± Total Acres | 3 Parcels

Online
ONLY
Auction

YUMA COUNTY, CO



Tuesday, November 12, 2024
Bidding Opens at 8 AM
Closes at 12 PM (noon) MT

Online-only auction featuring an irrigated unit in productive northern Yuma County with excellent groundwater - 1 irrigation well provides up to 525 ac-ft annually for 210 irrigated acres. Additional adjoining parcels with large Quonset, bins and farmstead acreage also available.



Parcel boundaries are for illustrative purposes only