

PATTERSON DRYLAND AUCTION

YUMA COUNTY, COLORADO

**ONLINE
ONLY
Auction**

Tues, December 3, 2024

Bidding Opens: 8:00 am MT

"Soft" Close at 12:00 pm (noon)

334±

TOTAL ACRES

YUMA COUNTY, CO



Two dryland quarters with excellent access along Highway 59, north of Yuma, CO.

For More Information:

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RECK AGRI
REALTY & AUCTION

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Auction Terms + Photos

ONLINE BIDDING PROCEDURE: The PATTERSON DRYLAND AUCTION property will be offered for sale in 2 parcels. BIDDING WILL BE ONLINE ONLY on Tuesday, December 3, 2024. Bidding will open @ 8:00 am MT and will "soft close" @ 12:00 noon, MT. Bidding remains open on both parcels as long as there is continued bidding on either of the parcels. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid on any/all of the parcels at any time before bidding closes.

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 PATTERSON DRYLAND AUCTION 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; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies.

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: Closing is on or before January 10, 2025. Closing to be conducted by Yuma County Abstract. 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: Possession of each parcel is subject to an existing farm lease for 2025 on acres planted to wheat. Buyer(s) shall have possession of acres in wheat stubble upon closing.

PROPERTY CONDITION: All prospective Buyer(s) should verify all information contained herein and are urged to 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.

GROWING CROPS: Seller to convey to Buyer(s) landlord's share of wheat currently planted. Buyer(s) to accept transfer of indemnity of crop insurance and pay premium at closing.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels 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.

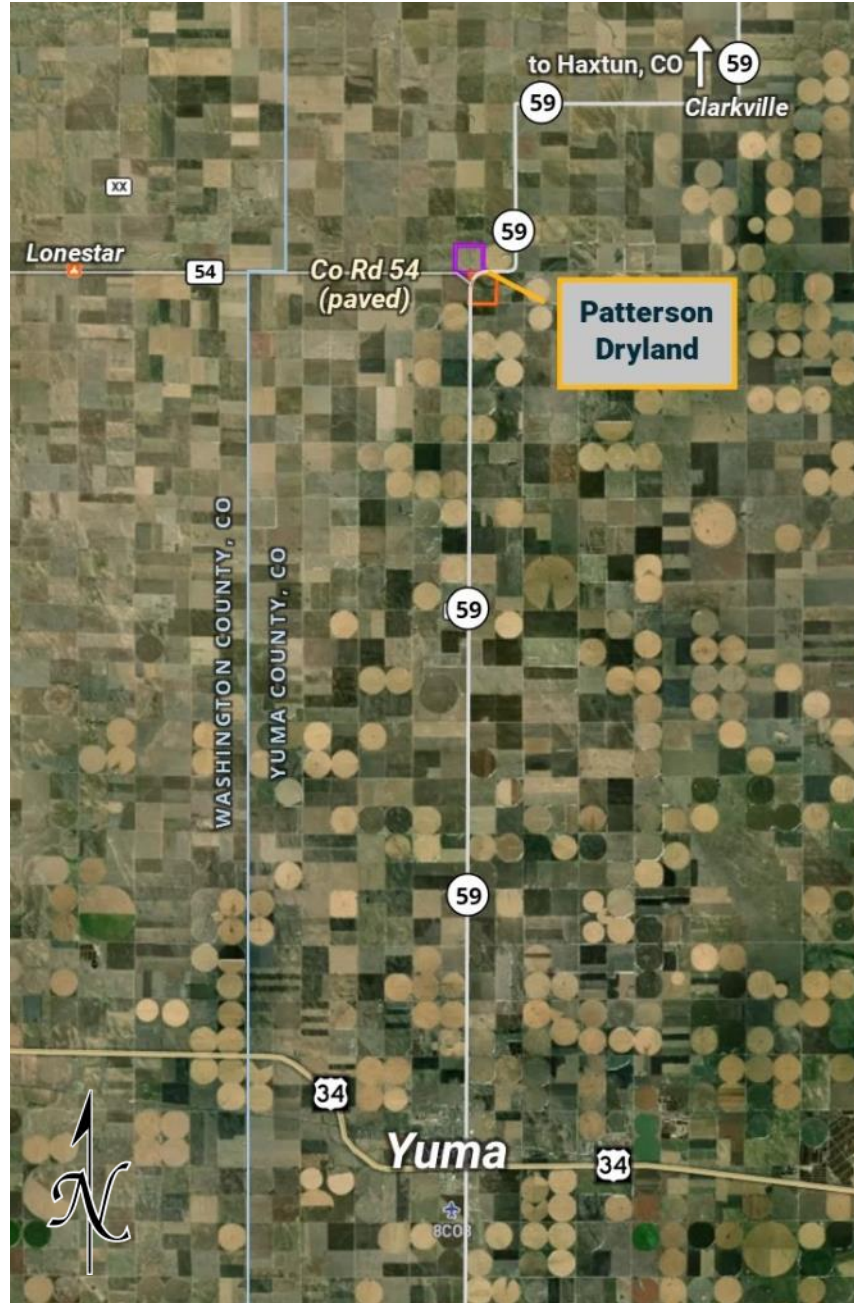
REAL ESTATE TAXES: 2024 real estate taxes due in 2025 will be paid by Seller. 2025 real estate taxes and thereafter to be paid by Buyer(s).

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

ACREAGES: All stated acreages in the initial brochure and Due Diligence Packet 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.

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 general location purposes only. The prospective Buyer(s) should verify all information contained herein. 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 auction will take precedence over any previously printed material or statements.



QUICK FACTS

334.5± total assessed acres

15.5± miles north of Yuma, CO
OR 24± miles southeast of Haxtun, CO

Yuma County

Offered in 2 Parcels (quarter sections)

Along Highway 59

Seller to convey all OWNED mineral rights

Contact Ben at Reck Agri Realty & Auction to request more detailed information | 970.522.7770



**SCAN QR WITH YOUR
PHONE CAMERA**

*View more details, photos,
an interactive map & more!*

Property Description

PARCEL #1 | 160.0± total acres

Acres: 77.0± ac wheat stubble
> Buyer(s) to receive possession upon closing
75.6± ac planted to wheat (2025)
> Buyer(s) to receive 1/3 share

FSA Base: None

Legal: SW¼ Sec 34, T5N, R48W

R/E Taxes: \$402.72 (2023)

STARTING BID: \$140,000



PARCEL #2 | 174.5± total acres

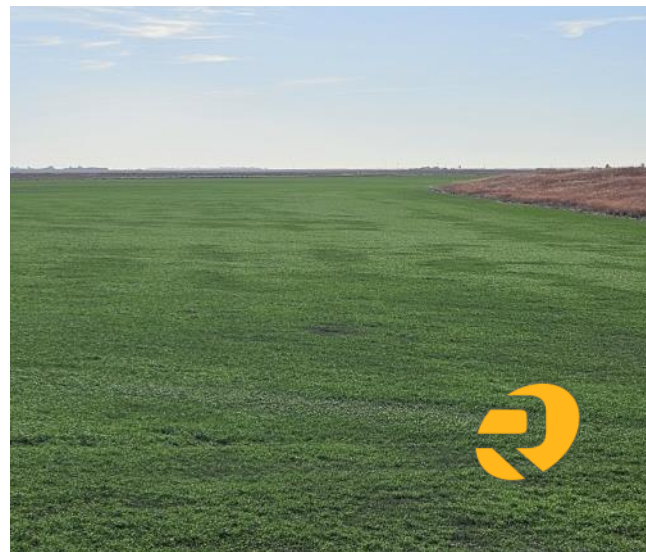
Acres: 160.3± ac planted to wheat (2025)
> Buyer(s) to receive 1/3 share

FSA Base: 107.3 ac wheat w/ 27 bu yield

Legal: NW¼ Sec 2, T4N, R48W

R/E Taxes: \$478.18 (2023)

STARTING BID: \$140,000



The proof is in the numbers.

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

921,792

total acres sold

422

successful auctions

18,511

auction attendees

1,978

transactions



Patterson Dryland Auction

**ONLINE
ONLY
Auction**

334± Total Acres | Yuma County, CO

#1

#2



ONLINE-ONLY AUCTION
Tuesday, December 3, 2024
8am - 12pm MT

An excellent opportunity to add to your existing operation, these parcels will be offered separately (not in combination) —the “soft close” feature will allow buyers the option to purchase both parcels, if desired. Buyer(s) will receive the landlord share of 1/3 of the planted wheat with no expenses owed (to date). Crop insurance will also be transferred to the Buyer(s) at closing.