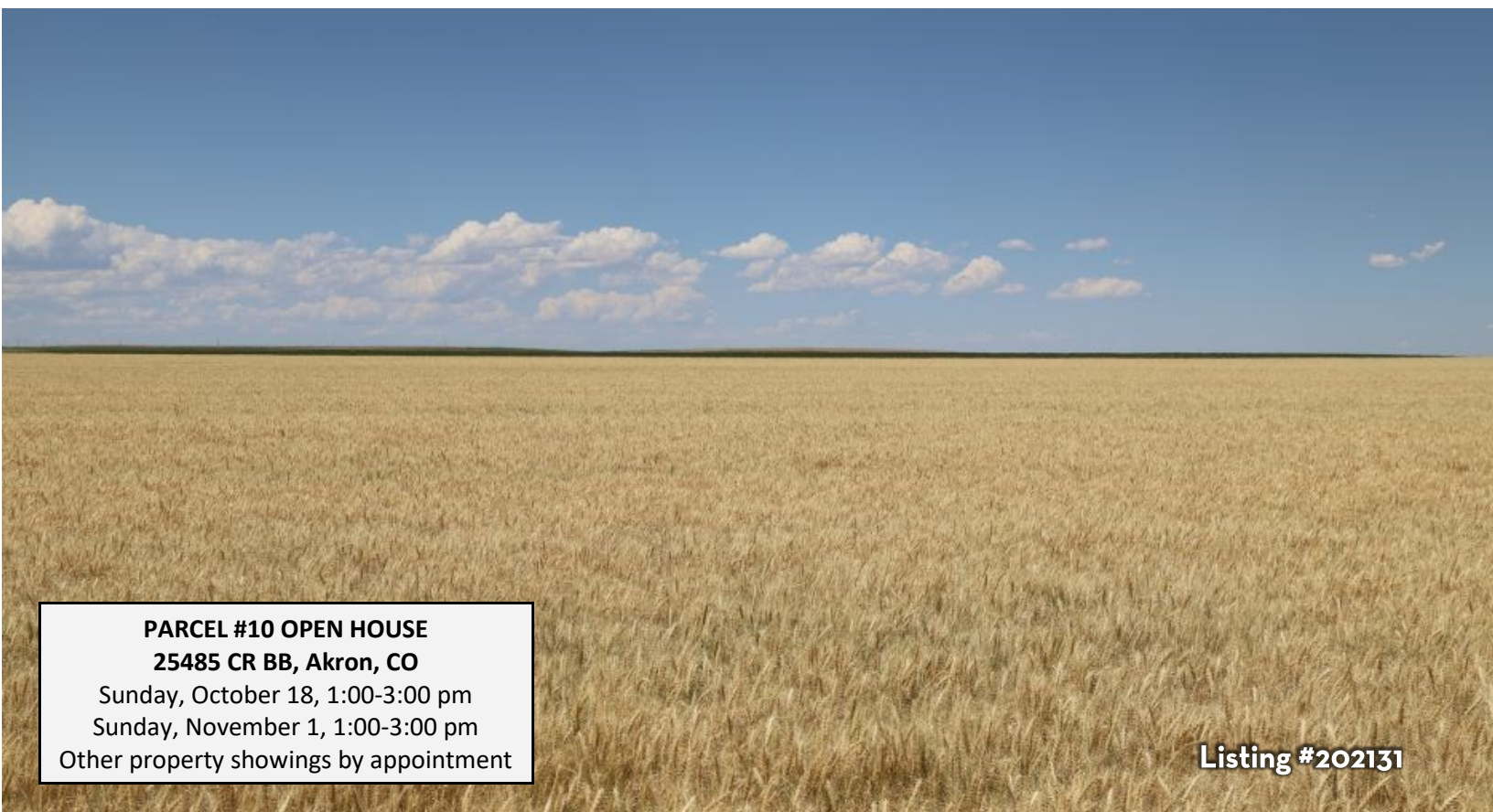


LIVE AUCTION >

# HENDRICH FARMS, INC. DRYLAND AUCTION

WASHINGTON COUNTY, CO | 5,847± ACRES >> 22 PARCELS

November 17, 2020 @ 10:30 am, MT  
Washington County Event Center—Akron, CO



**PARCEL #10 OPEN HOUSE**  
**25485 CR BB, Akron, CO**  
Sunday, October 18, 1:00-3:00 pm  
Sunday, November 1, 1:00-3:00 pm  
Other property showings by appointment

Listing #202131

**5,847± TOTAL ACRES DRYLAND // CRP // IMPROVEMENTS**

OFFERED IN 22 SEPARATE PARCELS / 3 COMBINATIONS / 3 UNITS



**For More Information, Contact:**

Marc Reck, Broker  
marcreck@reckagri.com

Ben Gardiner, Broker Associate  
bgardiner@reckagri.com

# TERMS & CONDITIONS

## ANNOUNCEMENTS MADE BY RECK AGRI REALTY & AUCTION (HEREINAFTER REFERRED

### TO AS BROKER) AT THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL.

**LOCATION/DATE/TIME:** Auction to be held at the Washington County Event Center @ the Washington County Fairgrounds in Akron, CO, on November 17, 2020, at 10:30 am MT. (See Live Auction Statement.)

**PROPERTY OVERVIEW:** Hendrich Farms, Inc., is liquidating to retire. Seldom does a dryland farm of this size, quality, and reputation of excellent farming practices become available for sale at auction. 5,847.8± ac to be offered for sale in 22 Parcels, 3 Combos, East/West Unit, and Single Unit via a multi parcel auction. Dryland tract size will vary from 160± ac to the Single Unit size of 5,527.8± ac. The Hendrich Farms, Inc. farming operation is situated in two locations. The parcels within the East Unit consist of 4,042.8± ac and is located 16-29 mi SW of Akron, CO in central Washington, Cty. The parcels within the West Unit consist of 1,438± ac and is located 5-10 mi S of Woodrow, CO in west central Washington, Cty. In addition, 160± ac of CRP located 20 mi SW of Otis, CO, 160± ac of dryland owned by a landlord located directly north of the headquarters, and 3 improvements sites are being offered for sale within the auction. The multi parcel auction bidding format allows Buyer(s) multiple purchasing opportunities to relocate, expand, and/or invest in land.

**SALE TERMS:** The HENDRICH FARMS, INC. DRYLAND AUCTION is a land auction with RESERVE. The Hendrich property to be offered as a MULTI PARCEL Auction with 22 Parcels, 3 Combos, East/West Unit, and Single Unit. The parcels, combos, and units will be offered in the sale order as stated. 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 & Sell Real Estate (Land) for the amount of the bid. Required earnest money deposit to be for 15% of the purchase price, due upon the signing of the contract, and to be deposited with Reck Agri Realty & Auction. Earnest money on Parcel #10 is 5% of the purchase price. Purchase contract will not be contingent upon financing. Terms and conditions in the detail brochure and taped 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 18, 2020. Closing to be conducted by Washington Coun-

ty Title and the closing service fee to be split 50-50 between Seller and Buyer(s).

**TITLE:** Seller to pass title by General 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). Title commitments are available for review within the detail brochure. Said title commitment and exceptions will be incorporated and made a part of the Contract to Buy and Sell Real Estate (Land).

**POSSESSION:** Possession of cropland stubble, stalks, and improvements upon closing, except possession of residence on Parcel #9 to be delivered to Buyer(s) 90 days after closing. Possession of cropland with planted wheat upon 2021 harvest.

**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.

**WATER RIGHTS & EQUIPMENT:** Seller to convey to Buyer(s), any water rights appurtenant to the property.

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

**CRP CONTRACTS:** Seller to convey all right, title, and interest to the existing CRP contract to the Buyer(s) as successor in interest. Seller to convey the October 2021 CRP payment. Buyer(s) assumes the terms and conditions of the CRP contract as outlined in detail brochure.

**FSA DETERMINATION:** FSA base ac and yields to pass with the Parcels, Combos, or Units as designated within the terms of the detail brochure.

**REAL ESTATE TAXES:** 2020 real estate taxes due in 2021, to be paid by Seller.

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

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

**NOXIOUS WEEDS & CHEMICALS:** There may be areas infested by noxious weeds, (i.e. rye, bindweed, canadian thistle, goat/Johnson grass, etc.). The location of and the density of noxious weeds is unknown at this time.

**ACREAGES:** All stated acreages are approximate and are obtained from either 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. 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.

**LIVE AUCTION:** At this time, the auction will be conducted as a live auction with onsite bidding but will also be simulcast with online bidding. Given the current and/or future COVID-19 mandates, the number of live auction attendees may be limited. Please call and/or watch our website for the attendance status so you plan accordingly and/or make arrangements to bid utilizing alternative methods via reckagri.com, by phone, and/or proxy bid(s). If the current mandates are revised, we will post on our website. Please call with any questions.

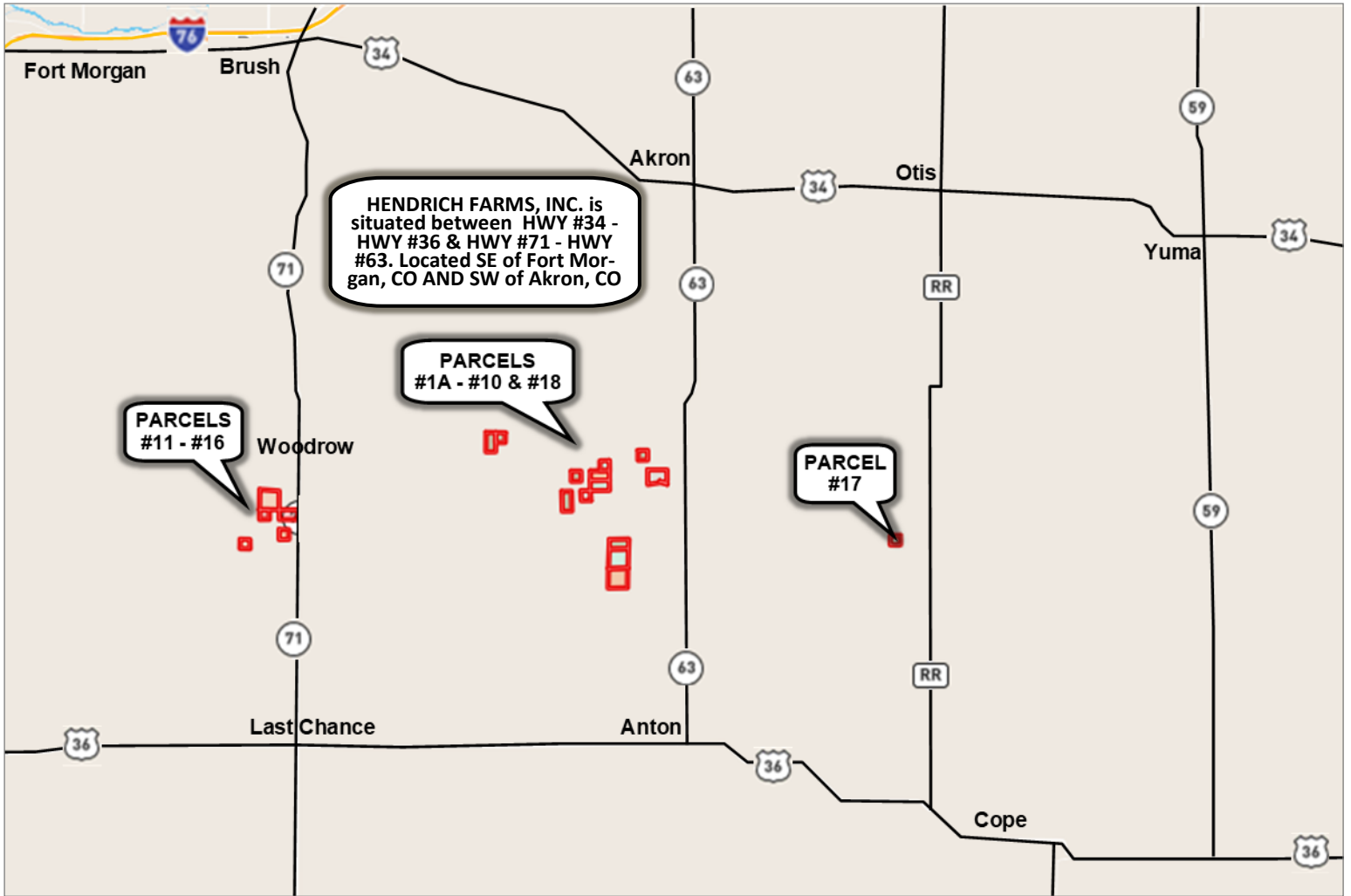
**BIDDER REQUIREMENTS:** Prior to auction, Buyer(s) to review the terms and conditions as set forth in the Detail Brochure. Detail Brochure may be obtained by visiting auction property page at [www.reckagri.com](http://www.reckagri.com), or by calling Reck Agri Realty & Auction. Bidding via cell phone, 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. All equipment and improvements are to be 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 "HENDRICH FARMS, INC. 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.

**DETAIL BROCHURE** is available upon request and is REQUIRED to bid at the auction, via cell phone, or online bidding. The detail brochure and/or taped oral announcements includes the FINAL and binding terms and conditions of the auction, pertinent facts, title commitment, and Contract to Buy & Sell (Land).

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# REGIONAL MAP & PHOTOS



# PARCEL DESCRIPTIONS

PARCEL #	LEGAL DESCRIPTION WASHINGTON COUNTY, CO	TAXED ACRES	DRYLAND ACRES	GRASS - RDS IMPR SITES	2019 R/E TAXES
PARCEL #1A	All - 23, T2S, R53W	646.6	646.60	---	\$1,502.16
PARCEL #1B	All - 14, T2S, R53W	640.0	630.90	9.1	\$1,502.18
PARCEL #1C	S1/2 - 11, T2S, R53W	320.0	318.50	1.5	\$875.72
COMBO #1		1,606.6	1,596.00	10.6	\$3,880.06
PARCEL #2A	N1/2 - 27, T1S, R53W (Less tract)	310.7	291.00	19.7	\$871.09
PARCEL #2B	S1/2 - 27, T1S, R53W	320.0	315.50	4.5	\$897.09
COMBO #2		630.7	606.50	24.2	\$1,768.18
PARCEL #3A	E1/2 - 15, T1S, R54W	321.2	321.20	---	\$731.48
PARCEL #3B	NW1/4 -14, T1S, R54W	160.0	156.60	3.4	\$365.74
COMBO #3		481.2	477.80	3.4	\$1,097.22
PARCEL #4	NE1/4 - 24, T1S, R53W	160.0	153.60	6.4	\$448.54
PARCEL #5	W1/2, NE1/4, N1/2SE1/4 - 30, T1S, R52W (Less tract)	524.3	516.70	7.6	\$1,116.94
PARCEL #6	E1/2 - 32, T1S, R53W	320.0	316.10	3.9	\$686.00
PARCEL #7	NE1/4 - 33, T1S, R53W	160.0	159.30	0.7	\$448.54
PARCEL #8	NW1/4 - 28, T1S, R53W	160.0	140.40	19.6	\$343.00
<b>EAST UNIT (#1 - #8)</b>		<b>4,042.8</b>	<b>3,966.40</b>	<b>76.4</b>	<b>\$9,788.48</b>
PARCEL #9	Tract in N1/2 27, T1S, R53W	9.3	---	9.3	\$4,425.62
PARCEL #10	Tract in N1/2SE1/4 30, T1S, R52W	35.7	---	35.7	\$1,292.16
PARCEL #11	All - 35, T1S, R56W (Less 2± ac tract)	638.0	634.30	3.7	\$1,173.05
PARCEL #12	NW1/4 - 2, T2S, R56W	160.0	156.60	3.4	\$335.91
PARCEL #13	N1/2 - 1, T2S, R56W	320.0	312.00	8.0	\$671.82
PARCEL #14	NW1/4 - 12, T2S, R56W	160.0	156.80	3.2	\$335.91
PARCEL #15	SW1/4 - 10, T2S, R56W	160.0	153.30	6.7	\$335.91
<b>WEST UNIT (#11 - #15)</b>		<b>1,438.0</b>	<b>1,413.00</b>	<b>25.0</b>	<b>\$2,852.60</b>
PARCEL #16	2± ac in NE1/4NE1/4 35, T1S, R56W	2.0	---	2.0	\$196.37
<b>SINGLE UNIT (#1 - #16)</b>		<b>5,527.8</b>	<b>5,379.40</b>	<b>148.4</b>	<b>\$18,555.23</b>

## PARCELS #9, #10, #16, #17, & #18 DESCRIPTIONS

**PARCEL #9 - HENDRICH FARM HEADQUARTERS:** Address: 21526 CR 26, Akron, CO; 9.3± ac; 300,000+ bu grain storage; 50' x 200' metal combination shop and equipment storage building: shop area - cement floor, insulated, heated, office, 1/2 bath, equipment storage area - cement floor, no insulation; 60' x 150' metal equipment storage building - dirt floor, 60' x 60' metal equipment storage shed - cement floor, 32' x 42' pole shed, 40' x 70' quonset shed, and other misc utility buildings; 100,000# scale; 2,290± sq ft, 3 bedroom/2 bath ranch style home w/attached 1 car garage; radiant heat 1st floor, wall heater basement; domestic well. 2019 R/E taxes: \$4,425.62

**PARCEL #16 - 50,000 BU GRAIN STORAGE:** 2+/- ac; 2 - 25,000+ bu grain bins. 2019 R/E taxes: \$196.37

**PARCEL #10 - RURAL ACREAGE W/IMPROVEMENTS:** Address: 25485 CR BB, Akron, CO; 35.7± ac; 3,208± sq ft, 5 bed/2.75 bath, brick, ranch style home (including finished basement), central air conditioning; attached 1 car garage, enclosed patio area, Tuff shed, and car port; 40' x 130' quonset shed with cement floor; 2 - grain bins, 15' x 27' steel garage; domestic well, mature windbreak. 2019 R/E taxes: \$1,292.16

**PARCEL #17 - CRP:** 160.0± ac; 156.4± ac CRP; Legal: SE1/4 7, T2S, R50W, Washington Cty, CO; Location: From Otis, CO, 18 mi S to CR 22, 2 mi W; CRP contract #10158 w/annual payment of \$6,292 @ \$40.23/acre, Contract expires 9/30/2022; 2019 R/E taxes: \$264.52.

**PARCEL #18 - DRYLAND** - 160± ac; 155.6± ac dryland; 4.4± ac waste; Legal: SE1/4 22, T1S, R53W, Washington Cty, CO; Location: From Akron, CCO, 15 mi S to CR 26, 4 mi W; 78.0± ac wheat stubble, 77.6± ac planted wheat; FSA base: 54.0 ac wheat w/48 bu, 56.6 ac corn w/73 bu; R/E Taxes: \$439.48.

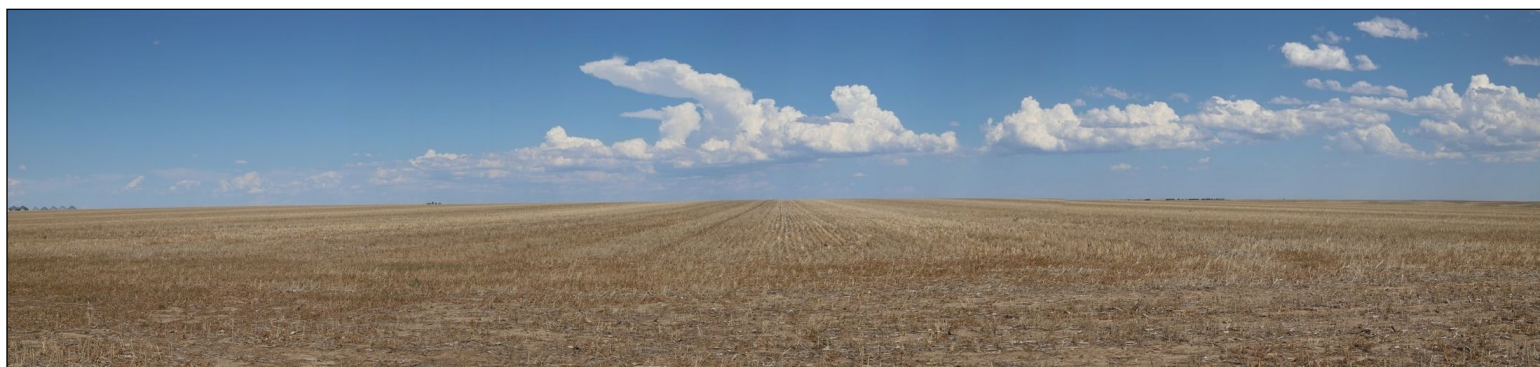
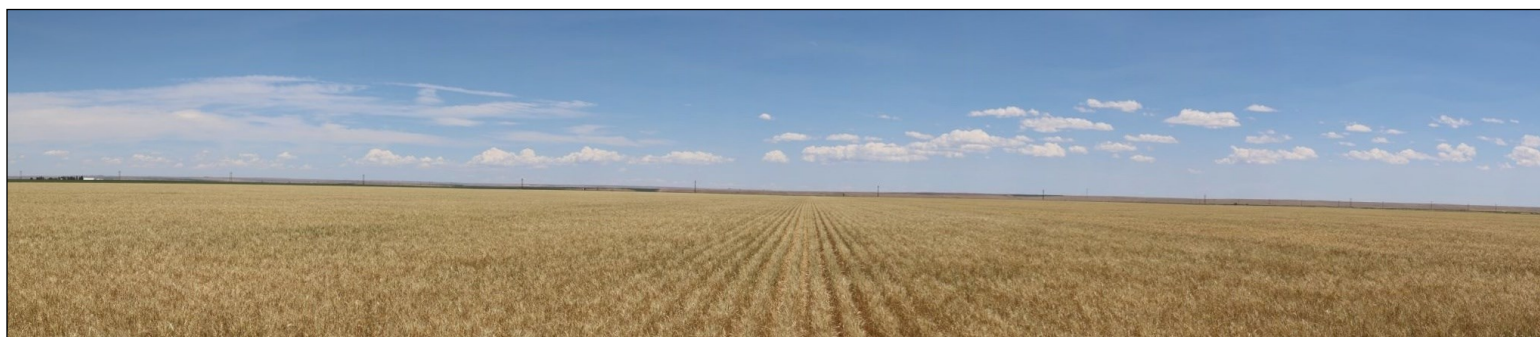
### HENDRICH FARMS, INC. EQUIPMENT AUCTION

Timed, Online Auction—Thursday, December 10, 2020  
Equipment located @ 21526 CR 26, Akron, CO 80720  
Sullivan Auctioneers - [www.sullivanauctioneers.com](http://www.sullivanauctioneers.com)  
Auction Manager - Cody Holst (217) 242-8747  
Auction Manager—Kyle Ferguson (309) 255-8353

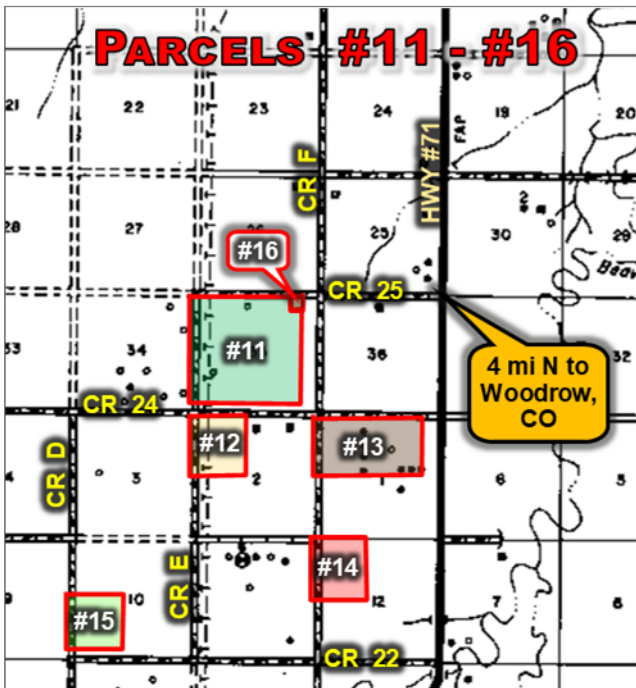
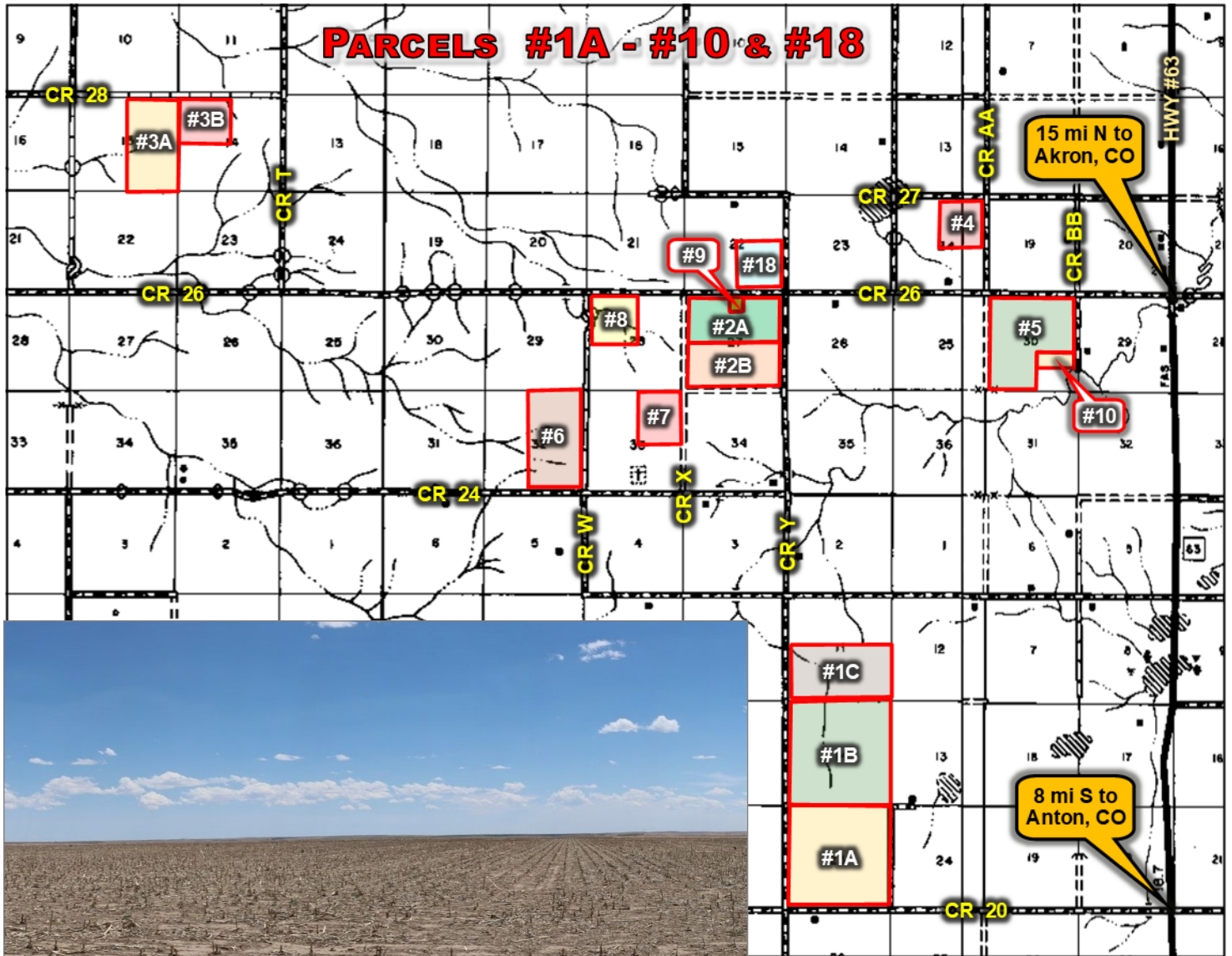


# FSA BASE & CROP ACREAGES

PARCEL #	WHEAT BASE	PLC YIELD	CORN BASE	PLC YIELD	WHEAT STUBBLE	DRYLAND CORN	MILLET	PLANTED WHEAT
PARCEL #1A	280.4	36.0	144.2	63.0	324.6	161.0	---	161.0
PARCEL #1B	273.5	36.0	140.6	63.0	---	158.0	158.4	314.5
PARCEL #1C	138.0	36.0	71.0	63.0	162.2	156.3	---	---
COMBO #1	691.9		355.8		486.8	475.3	158.4	475.5
PARCEL #2A	126.1	36.0	64.8	63.0	132.0	---	---	159.0
PARCEL #2B	136.7	36.0	70.3	63.0	---	158.5	---	157.0
COMBO #2	262.8		135.1		132.0	158.5	0.0	316.0
PARCEL #3A	139.2	36.0	71.6	63.0	162.2	---	159.0	---
PARCEL #3B	67.9	36.0	34.9	63.0	---	---	79.0	77.6
COMBO #3	207.1		106.5		162.2	0.0	238.0	77.6
PARCEL #4	66.7	36.0	34.3	63.0	76.8	76.8	---	---
PARCEL #5	223.7	36.0	115.1	63.0	123.1	159.6	156.0	78.0
PARCEL #6	137.1	36.0	70.5	63.0	79.1	---	157.9	79.1
PARCEL #7	69.0	36.0	35.5	63.0	79.5	---	---	79.8
PARCEL #8	60.9	36.0	31.3	63.0	57.0	---	83.4	---
<b>EAST UNIT (#1 - #8)</b>	<b>1,719.2</b>		<b>884.1</b>		<b>1,196.5</b>	<b>870.2</b>	<b>793.7</b>	<b>1,106.0</b>
PARCEL #11	274.8	36.0	141.4	63.0	159.3	156.4	160.0	158.6
PARCEL #12	67.9	36.0	34.9	63.0	77.1	79.5	---	---
PARCEL #13	135.2	36.0	69.5	63.0	156.3	---	---	155.7
PARCEL #14	67.9	36.0	34.9	63.0	---	76.8	80.0	---
PARCEL #15	66.5	36.0	34.2	63.0	76.6	---	76.7	---
<b>WEST UNIT (#11 - #15)</b>	<b>612.3</b>		<b>314.9</b>		<b>469.3</b>	<b>312.7</b>	<b>316.7</b>	<b>314.3</b>
<b>SINGLE UNIT (#1 - #16)</b>	<b>2,331.5</b>		<b>1,199.0</b>		<b>1,665.8</b>	<b>1,182.9</b>	<b>1,110.4</b>	<b>1,420.3</b>

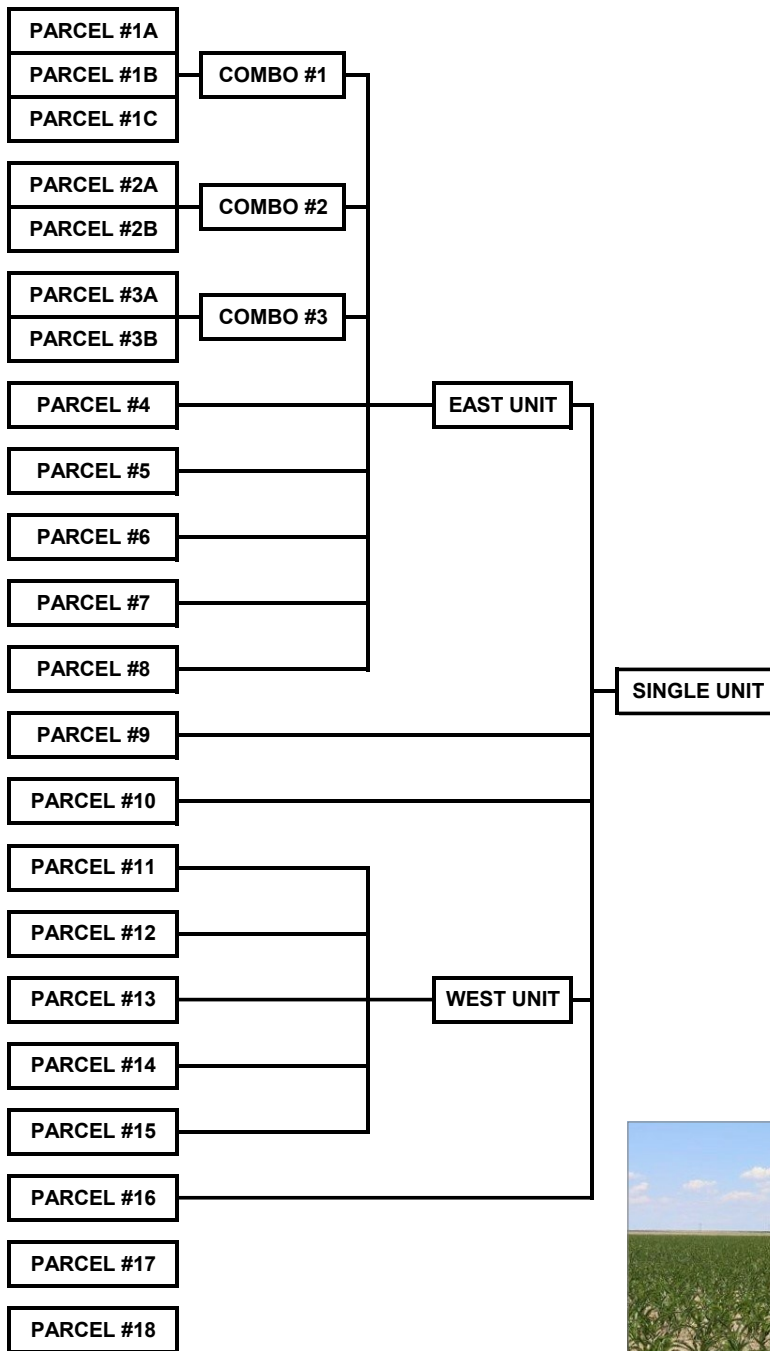


# LOCATION MAPS



# AUCTION BRACKET & SALE ORDER

## HENDRICH FARMS AUCTION BRACKET



## SALE ORDER

PARCEL #1A
PARCEL #1B
PARCEL #1C
COMBO #1
PARCEL #2A
PARCEL #2B
COMBO #2
PARCEL #3A
PARCEL #3B
COMBO #3
PARCEL #4
PARCEL #5
PARCEL #6
PARCEL #7
PARCEL #8
<b>EAST UNIT (#1A - #8)</b>
PARCEL #9
PARCEL #10
PARCEL #11
PARCEL #12
PARCEL #13
PARCEL #14
PARCEL #15
<b>WEST UNIT (#11 - #15)</b>
PARCEL #16
<b>SINGLE UNIT (#1A - #16)</b>
PARCEL #17
PARCEL #18





535 E Chestnut St // PO Box 407 // Sterling, CO // 970.522.7770

SMALL TEAM, BIG RESULTS > [reckagri.com](http://reckagri.com)

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Watch ONLINE at [www.reckagri.com](http://www.reckagri.com).  
Register for online bidding 24 hrs in advance.

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**NOVEMBER 2020**

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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