

**Online
Only**

ABSOLUTE LAND AUCTION

Ellen M. Lengel Ranch & Hunting Land Auction

Online Only - Bidding opens November 9 and closes November 13

1,141.23± DEEDED ACRES

LEGAL: SWNW, SW4, S2SE SECTION 35 - T2S - R43W, ALL SECTION 2, TRACTS LAYING EAST OF CR LL SECTION 3 - T3S - R43W

TERMS AND CONDITIONS

Terms of Sale: 10% down at conclusion of auction, with the balance to be paid on or before **November 23, 2020**. Cashiers check or wire checks are acceptable down payment with the final payment to be certified funds. All funds will be held by the auction company trust account. **Bidding shall not be contingent upon financing**, should financing be required it shall be arranged prior to auction. Seller will be completing @ 1031 Exchange

No Buyer(s) Premium

Manner of Sale: Tract will be auctioned individually only . Auction procedure and increments of bidding to be determined by auction company. Bidding is not contingent upon financing; all financing shall be arranged prior to auction.

Soft close at conclusion of auction.

Mineral Rights: 100% of owned shall pass to buyer

Closing: Buyer may close as soon as closing documents are prepared - No later than **November 23, 2020**.

Closing Agent: Yuma County Abstract Co. shall be the closing agent, location of closing to be 130 E 4th St, Wray, CO. Closing fee shall be split 50/50.

Possession: Upon Close.

CRP: 100% 2021 CRP Payment to Buyer

Real Estate Taxes: Taxes for 2020 will be prorated to date of close.

Acceptance of Bids: Each successful bidder will be required to enter into a Colorado Real Estate Sales Contract immediately following the auction. Contract will be available for review prior to sale.

Evidence of Title: Seller will provide title insurance to the buyer in the amount of the purchase price. Premium to be paid by seller. Title evidence will be provided prior to sale. Title shall transfer with a special warranty deed

Acreages: Acreage figures are considered to be approximate and are from reliable sources based on County Assessed Acres. All FSA information is subject to change. Assessed acres may not be the same as deeded acres. No warranty is expressed or implied as to exact acreages of property. All bids are for the tracts 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.

Inspections: All buyers (bidders) shall be responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither seller or Rocking X Land Co. Ltd., agents of, or representatives, are making any warranties about the property either expressed or implied. Statements, while not guaranteed, are from reliable sources.

Easements: This sale is subject to all rights of way and easements, whether recorded or not, and to oil and gas leases of record if any.

Estimated 2019 Taxes: \$1,028.42

Agency: Rocking X Land Co. Ltd., its agents and representatives are the exclusive agents of the seller.

REGISTER PRIOR TO AND BID AT WWW.ROCKINGXLAND.HIBID.COM

***ALL BIDDERS MUST BE APPROVED BY THE AUCTIONEER PRIOR TO THE AUCTION**

Broker's Notes:

This area (GMU #102) holds excellent deer & pheasant population. Some of the best deer hunting in Eastern Colorado.



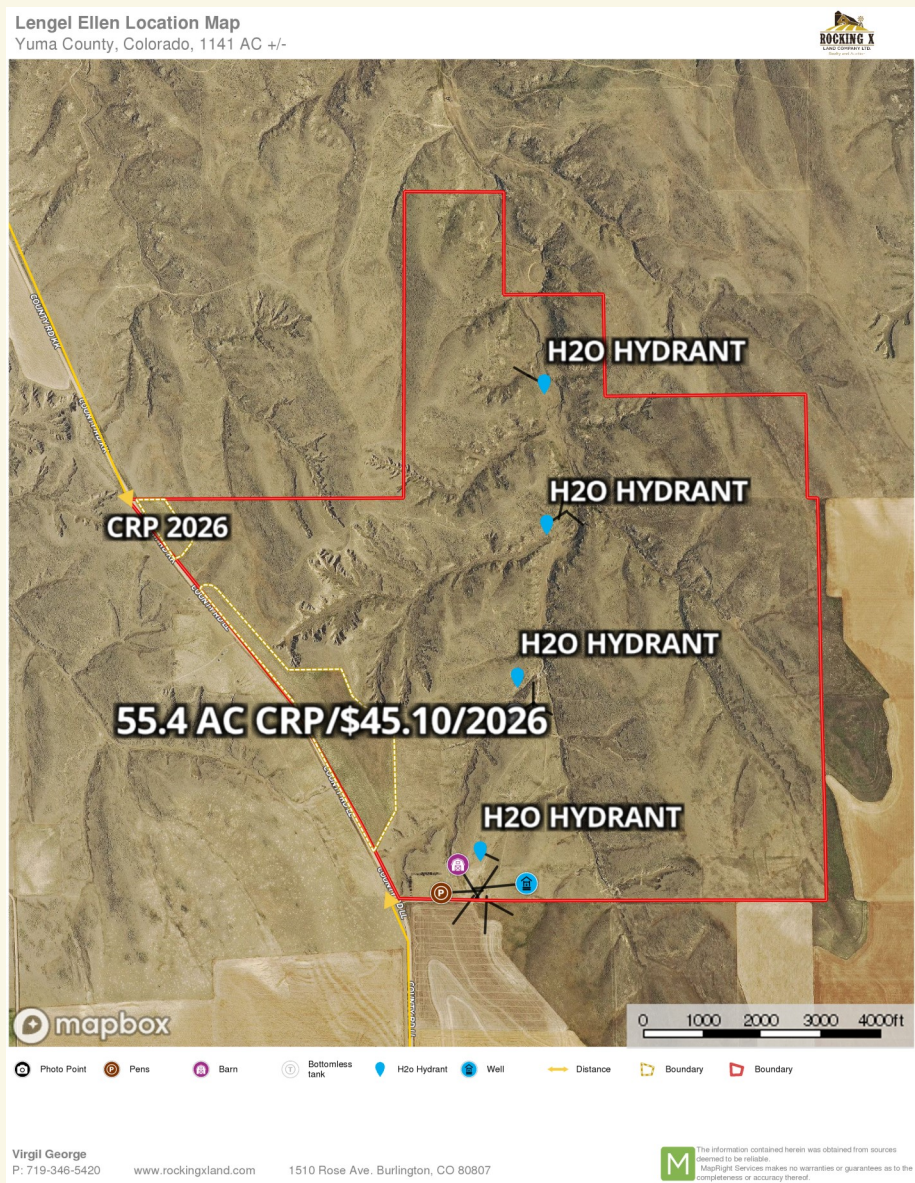
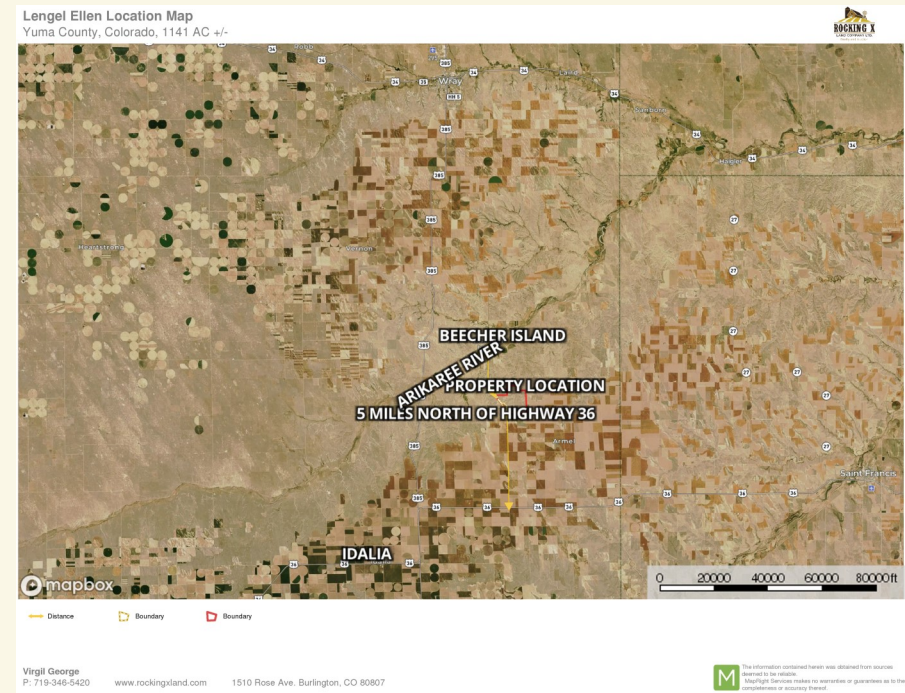
Virgil George, Employing Broker
1510 Rose Avenue, Burlington, Colorado 80807
[O] (719) 346-5420 [M] (719) 349-1966
[F] (719) 346-5186
vg@rxl.land
www.rockingxland.com

FOR ADDITIONAL INFORMATION PLEASE STOP AND SEE US.

1,141.23± Deeded acres in Yuma County, Colorado

TRACT	TOTAL DEEDED ACRES	GRASS ACRES	DL AC.	CRP ACRES
All Section 2 - T3S - R43W	640.23	640.23		
All parts lying east of Rd LL in NW4, NE4, SE4 Section 3, T3S - R43W	221	165.6	55.4	55.4 Contract#11088 \$45.10 / 2026
SW4, SW4NW4, S2SE4 Section 35 - T2S - T43W	280	280		
TOTAL	1,141.23	1,085.83	55.4	55.4

ALL DEER PHOTOS WERE TAKEN ON THIS PROPERTY



Directions to the property

From Hwy 385 east on Hwy 36 to Rd LL north 5 miles, or from Beecher Island Battle Ground 2.75 miles south on Road KK

Signs Posted