

LAND AUCTION >

SW FLEMING LAND AUCTION

LOGAN COUNTY, CO | 600± ACRES

Monday, November 23, 2020 @ 1:30 pm, MT
Reck Agri Auction Center—Sterling, CO



Listing #202141

600± TOTAL ACRES DRYLAND // UPLAND BIRD HUNTING // RURAL ACREAGES
OFFERED AS 6 PARCELS, 2 COMBOS, AND A SINGLE UNIT



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.

OVERVIEW: This multi-parcel land auction features several tracts of dry cropland in the Fleming area. Productive dry cropland and more than 12,000 established trees make excellent habitat for upland birds and other large game. Only 20± miles east of Sterling or 7.5± miles southwest of Fleming, several parcels on this auction would make excellent home sites with panoramic views and mature shelter belt windbreaks. Excellent crop production history.

SALE TERMS/PROCEDURE: The "SW FLEMING LAND AUCTION" is a land auction with RESERVE. The SW Fleming property to be offered as a "MULTI PARCEL" Auction in 6 Parcels, 2 Combos, and as a Single Unit. The parcels, combos, and single unit will be offered in the sale order as stated within the brochure. The parcels, combos, and single unit 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 and Sell Real Estate (Land) for the amount of the bid. Required earnest money deposit to be in the form of a personal, business, or corporate check for 15% of the 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. Terms and conditions in the detail brochure and 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 23, 2020. Closing to be conducted by Stewart Title of Sterling and the 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). The Buyer(s) to receive a TBD title commitment within detail brochure, updated title commitment with Buyer(s) name, lender, purchase price, and all supplements and additions thereto after auction, and an owner's title insurance policy in an amount equal to the Purchase Price after closing. Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations; and other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record. Title commitments

are available for review within the detail and title commitment and exceptions will be incorporated and made a part of the Contract to Buy and Sell Real Estate (Land).

POSSESSION: Possession of property upon closing, subject to existing farm lease on growing wheat.

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 all Seller's domestic water wells and equipment, well permits, and all domestic wells appurtenant to the property.

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. Buyer to reimburse seller for spraying of wheat stubble.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels, Combos, or Single Unit as designated within the detail brochure. Buyer(s) and Seller, at closing, to sign a memorandum of understanding stating the base acres and yields as designated within the detail brochure.

REAL ESTATE TAXES: 2020 real estate taxes due and payable in 2021 to be paid by Seller at closing. Buyer(s) will be responsible for all of 2021 real estate taxes and thereafter.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. If the property sells in parcels and/or combos and a survey is required to create a metes and bounds legal description, Seller to provide and pay for said survey.

MINERALS: Seller shall reserve an undivided 50% interest of any oil, gas, and other minerals Seller may own, for a period of 10 years from the date of the recording of its Deed to Buyer(s), and so long thereafter as oil, gas, or other minerals are being produced in paying quantities from the property. Said mineral rights are being conveyed without warranty, representation, and/or guarantee of mineral right ownership. Buyer(s) should seek their own legal opinion if there is a question as to the ownership of said mineral rights.

NOXIOUS WEEDS: 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 in the initial brochure, detail brochure, and visual presentation at the auction 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. 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.

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, 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. 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 "SW FLEMING LAND 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.

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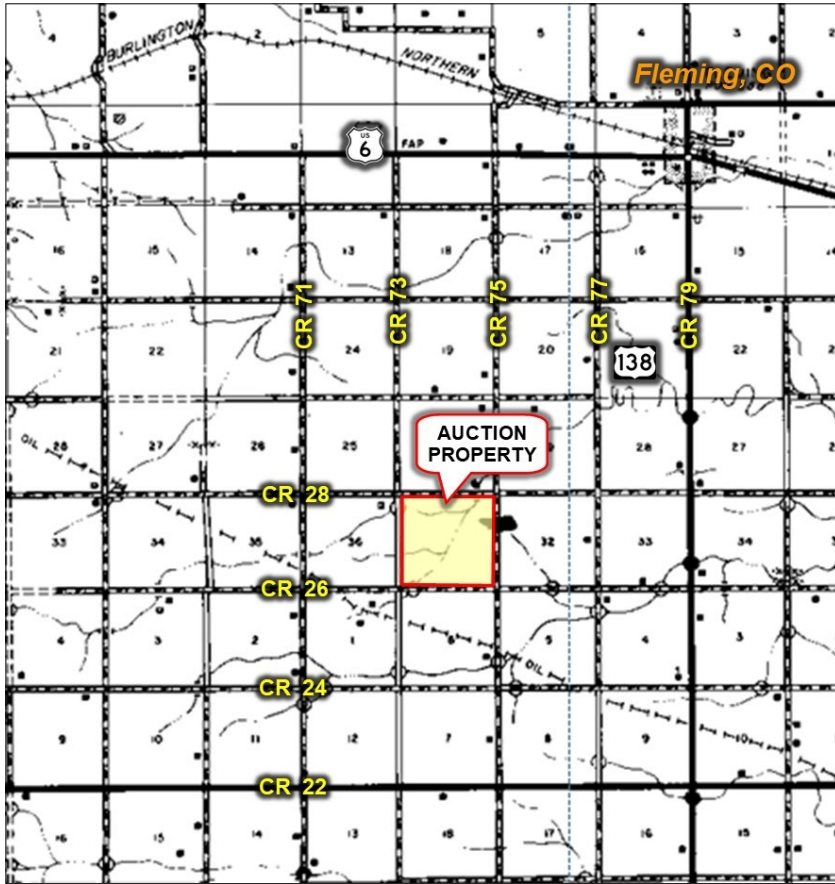
A DETAIL BROCHURE is available upon request and is REQUIRED to bid at the auction, via cell phone, or online bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, Contract to Buy & Sell (Land).

See www.reckagri.com for Live Auction COVID guidelines.

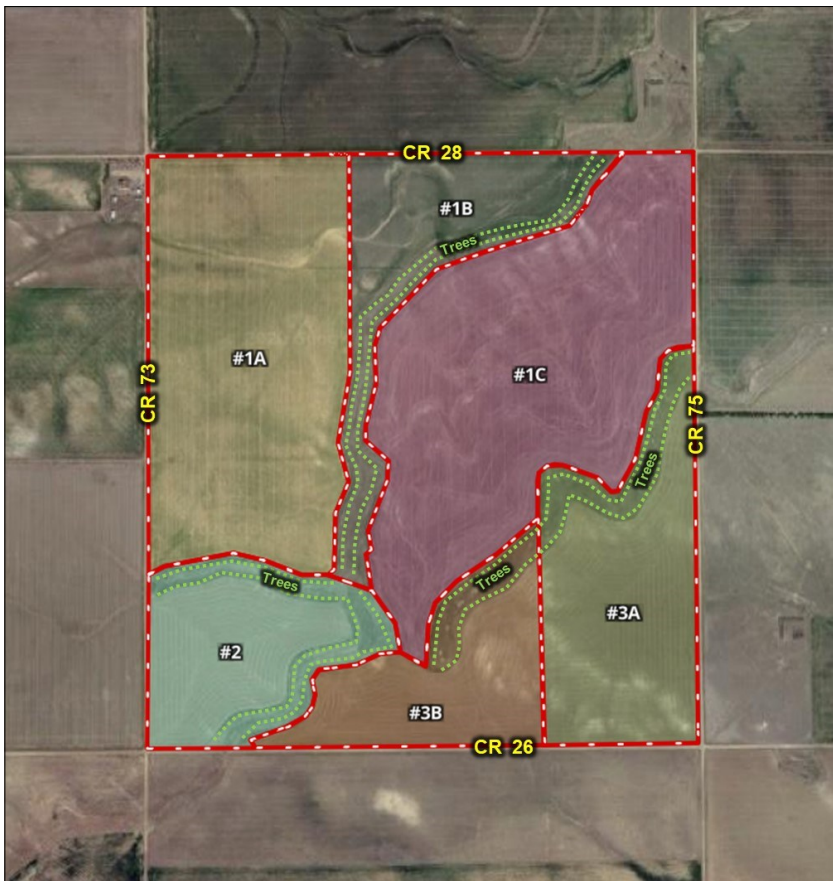


MAPS + PHOTOS + DESCRIPTIONS

LOCATION MAP:



AERIAL MAP:



PARCEL DESCRIPTIONS:

LEGAL DESCRIPTION: All of Section 31, Township 8 North, Range 49 West of the 6th P.M., Logan County, CO.

PARCEL #1A: 150.0± ac dryland (milo stubble); possession upon closing. FSA Base: 67.3 ac wheat and 39.8 ac corn. Accessible via Co Rd 73 on west and Co Rd 28 on the north.

PARCEL #1B: 66.7± ac: 41.8± ac dryland (milo stubble); 24.9± ac trees/grass. Possession upon closing. FSA Base: 18.8 ac wheat and 11.1 ac corn. Accessible via Co Rd 28 on the north.

PARCEL #1C: 170.7± ac dryland (planted wheat); possession upon harvest in 2021. FSA Base: 76.6 ac wheat and 45.3 ac corn. Accessible via Co Rd 28 on the north and Co Rd 75 on the east.

COMBO #1: Parcels #1A, #1B, & #1C

PARCEL #2: 65.5± ac; 41.5± ac dryland (wheat stubble), 24.0± ac trees/grass. Potential home site with surrounding trees. Possession upon closing. FSA Base: 18.6 ac wheat and 11.0 ac corn. Accessible via Co Rd 73 on the west and Co Rd 26 on the south.

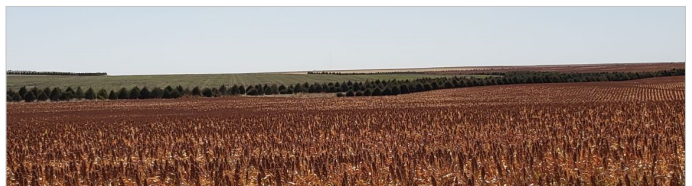
PARCEL #3A: 88.6± ac; 72.4± ac dryland (wheat stubble), 16.2± ac trees/grass. Possession upon closing. Potential home site with panoramic views and domestic well. FSA Base: 32.5 ac wheat and 19.2 ac corn. Accessible via Co Rd 75 on the east and Co Rd 26 on the south.

PARCEL #3B: 58.7± ac; 47.9± ac dryland (wheat stubble), 10.8± ac trees/grass. Possession upon closing. Potential home site with panoramic views. FSA Base: 21.5 ac wheat and 12.7 ac corn. Accessible via Co Rd 26 on the south.

COMBO #3: Parcels #3A & #3B

SINGLE UNIT: Parcels #1A, #1B, #1C, #2, #3A, & #3B

**PLC yields associated with base acres are 41 bu for wheat and 116 bu for corn*





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

SMALL TEAM, BIG RESULTS > reckagri.com

PO Box 407 // Sterling, CO 80751

ADDRESS SERVICE REQUESTED

VISIT RECKAGRI.COM

Watch ONLINE at
www.reckagri.com

Register for online
bidding 24 hrs in
advance.

PRSRRT FIRST CLASS
U.S. POSTAGE
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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					

Holidays and Observances: 3 Election Day, 11 Veterans Day, 26 Thanksgiving Day, 27 Black Friday. www.ck12.com

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