

ONLINE ONLY AUCTION >

ROBERT HOBBS ESTATE LAND AUCTION

LOGAN COUNTY, CO | 28.5± ACRES >> 1 PARCEL

Bidding Opens: Wednesday, November 18, 2020 @ 8:00 am, MT
Bidding Closes: Thursday, November 19, 2020 @ 12:00 noon, MT



NO RESERVE!



Listing #202139

28.5± TOTAL ACRES **IRRIGATED // NORTH STERLING IRR. DISTRICT**
OFFERED AS 1 PARCEL—NO RESERVE



For More Information, Contact:

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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.

ONLINE BIDDING PROCEDURE: The Robert Hobbs Estate Property will be offered for sale as a single parcel w/ NO RESERVE. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on Wednesday, November 18, 2020. The auction will "soft close" @ 12:00 noon, MT on Thursday, November 19, 2020. Bidding remains open as long as there is active bidding. Bidding will close when 5 minutes have passed with no new bids.

To bid at the online auction:

1. Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit www.reckagri.com and click on the Robert Hobbs Estate Land 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 detail brochure; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies; and 3.) Sign and return to Reck Agri Realty & Auction the Bidder Approval Request form. 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. Detail Brochure may be obtained by visiting Robert Hobbs Estate Land Auction property page at www.reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The "ROBERT HOBBS ESTATE LAND AUCTION" is an online only auction with NO RESERVE. The Hobbs property will be offered as a single parcel. Competitive bids will determine the outcome of the auction. 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 closing 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 of the detail brochure and 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 16, 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 Personal Representative 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 brochure 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 upon closing.

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: Property includes 27.14 district acres within the North Sterling Irrigation District. The water rights are subject to the rules, regulations, and limitations of the Colorado Department of Water Resources, and North Sterling Irrigation District. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, adequacy and/or delivery of ditch water and stream flows. Seller to pay 2020 irrigation ditch assessments.

GROWING CROPS: No growing crops.

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

REAL ESTATE TAXES/ASSESSMENTS: Seller to pay all 2020 real estate taxes and 2020 irrigation water assessments due in 2021.

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: 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 and detail brochure 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 published at the 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. Property is being 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. Reck Agri Realty & Auction does not offer broker participation for the "ROBERT HOBBS ESTATE 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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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).

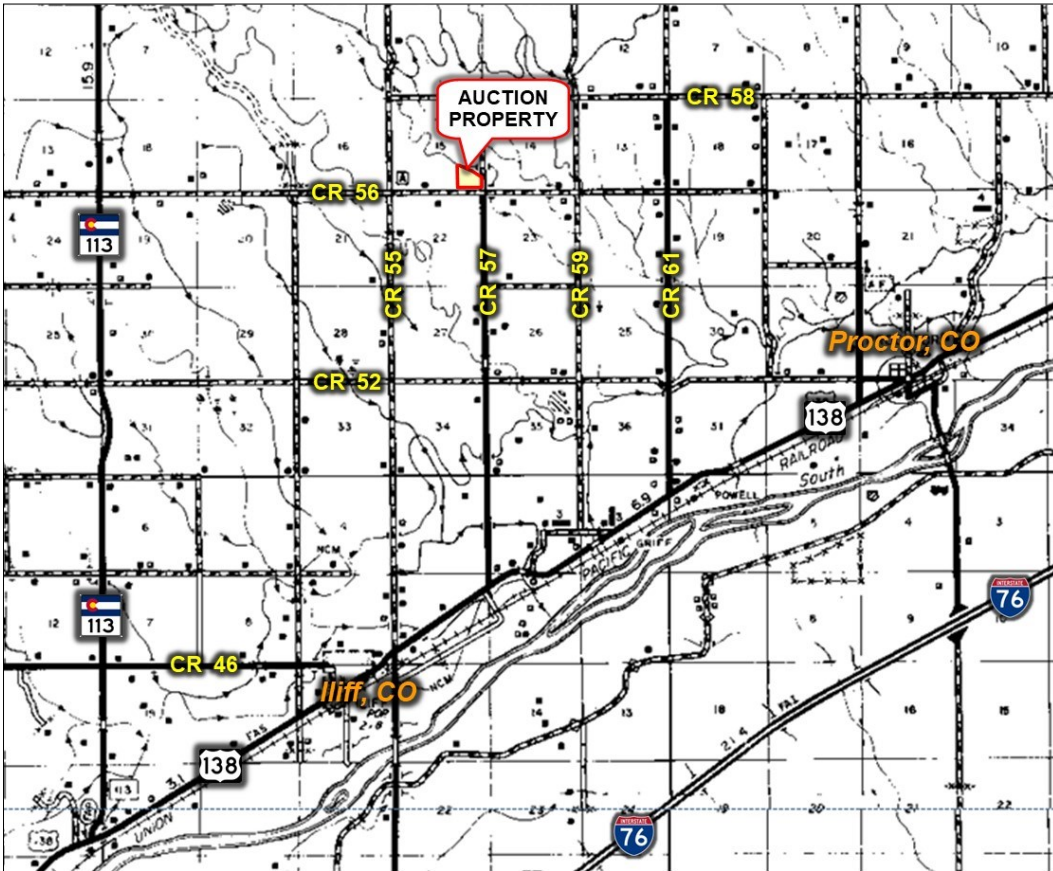
PROPERTY DESCRIPTION:

28.5± acres of irrigated land approximately 6± mi NE of Iloff, CO along Co Rd 56 (south) and Co Rd 57 (east). Water rights include 27.14 District Acres in North Sterling Irrigation Dist. 24.5± acres of irrigated cropland currently planted to grass; balance is grass/ditches. 2019 R/E Taxes were \$418.57 and N. Sterling Assessments were \$461.38.

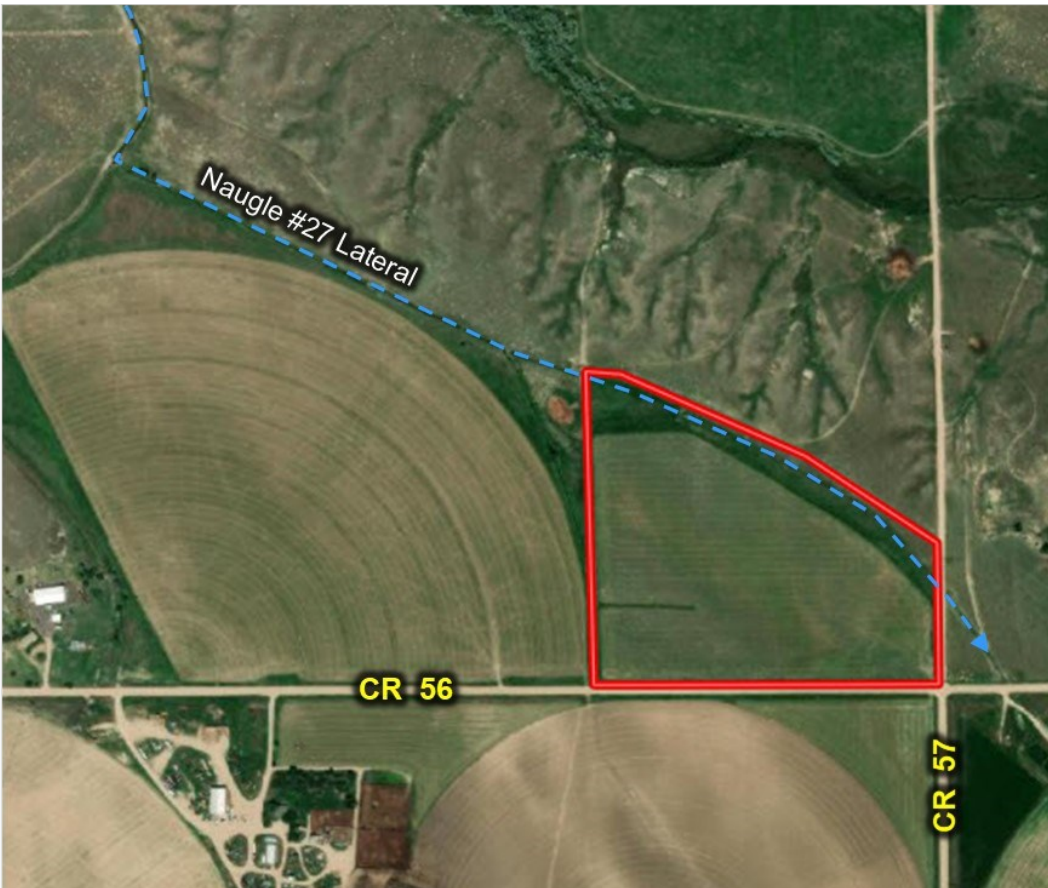
Starting Bid: \$35,000

MAPS + PHOTOS

LOCATION MAP:



AERIAL MAP:





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

PRSR FIRST CLASS
U.S. POSTAGE
PAID
MAIL U.S.A.

VISIT RECKAGRI.COM

Watch **ONLINE** on the
Reck Agri App.

Register for online
bidding 24 hrs in
advance.

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: 1 Election Day; 11 Veterans Day; 26 Thanksgiving Day; 27 Black Friday www.kelli-calendar.com

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