

LAND AUCTION >

FLAGLER DRYLAND AUCTION

KIT CARSON COUNTY, CO | 3,303± ACRES

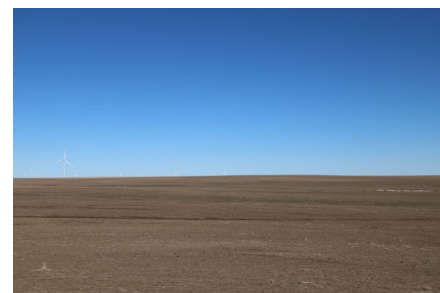
Tuesday, March 9, 2021 @ 1:30 pm, MT
Burlington Event Center, 340 S 14th St, Burlington, CO



Listing #202151

3,303± TOTAL ACRES

OFFERED AS 6 PARCELS, 2 COMBOS AND SINGLE UNIT



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.

AUCTION DATE/TIME/LOCATION: Flagler Dryland Auction will be held Tuesday, March 9, 2021 @ 1:30 pm MT at the Burlington Event Center, 340 S 14th St, Burlington, CO.

OVERVIEW: Dr. Schuler is offering her 3,303.0± acres of Colorado dryland for sale at auction. Located 21± mi SE of Flagler, CO and/or 20± mi SW of Seibert, CO in southwest Kit Carson County, Colorado, the Schuler property includes 3,298.7± acres of dryland for sale. This property to be offered for sale in a multi parcel auction in 6 Parcels, 2 Combos, and Single Unit. Parcel size varies from 172.2± ac to 796.0± ac, the combo size varies from 1,422.9± acres to 1,703.6± acres, and as a single unit of 3,303.0± acres. The property is being sold subject to cash rent lease for the 2021 growing season. Total cash payment of \$99,090 to be conveyed to Buyer(s) (\$30/acre). 84.9% of dryland acres have FSA base of wheat, corn, & sunflowers. Seller to convey all OWNED mineral rights to Buyer(s). Excellent opportunity to expand and add to current operation or buy as an investment.

SALE TERMS/PROCEDURE: The "FLAGLER DRYLAND AUCTION" is a land auction with RESERVE. The Flagler dryland 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 April 9, 2021. Closing to be conducted by Kit Carson Abstract 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 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 subject to existing cash lease.

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.

GROWING CROPS: Seller to convey to Buyer(s) the cash rent for the 2021 crop year.

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: 2021 real estate taxes due in 2022, and thereafter, to be paid by Buyer(s).

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, 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 the FSA office and/or county assessor office. The county 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.

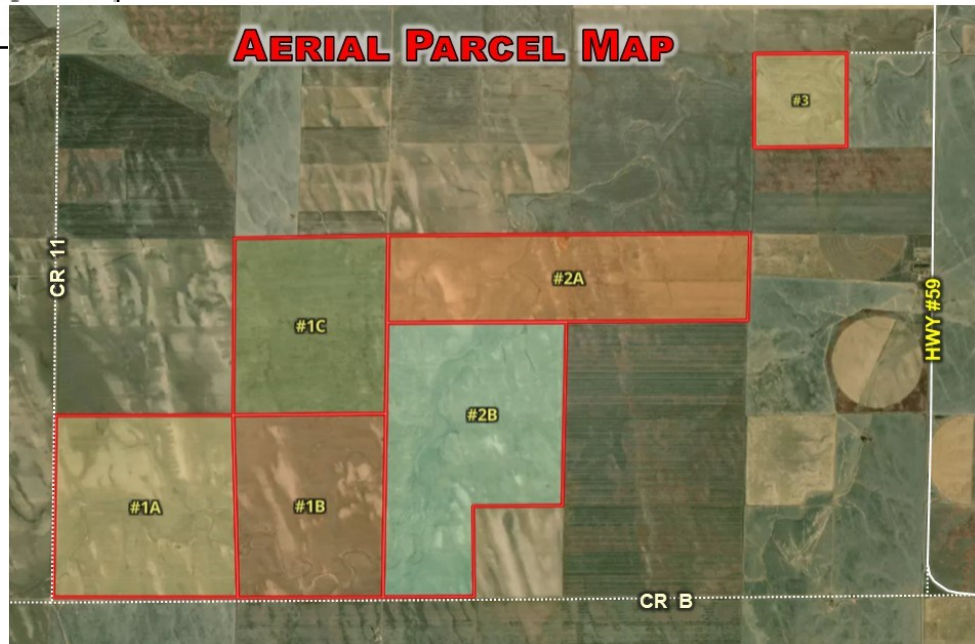
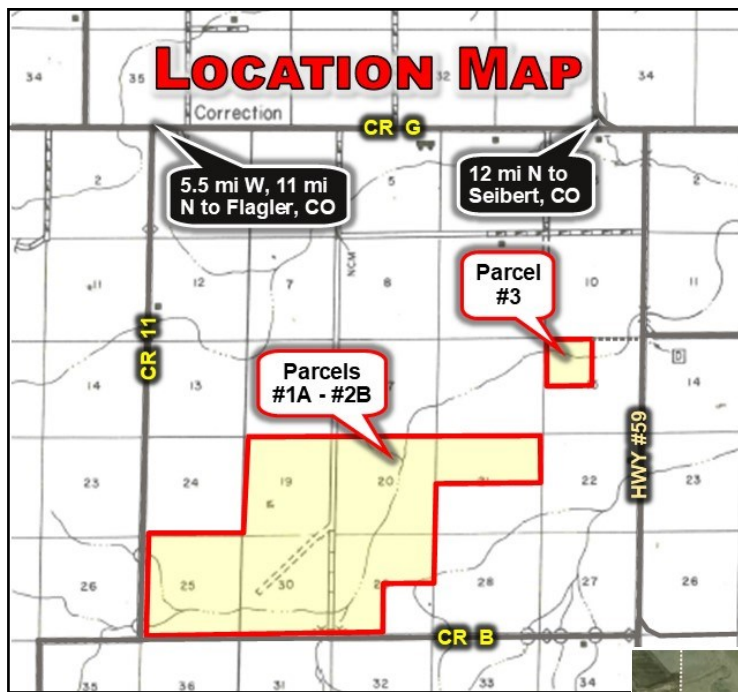
ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, 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. 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 "FLAGLER 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.

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MAPS + DESCRIPTIONS

PARCEL DESCRIPTIONS

PARCEL #S / SALE ORDER	TAXED ACRES	FSA DRYLAND ACRES	WHEAT BASE	PLC YIELD	CORN BASE	PLC YIELD	SUNFLRS BASE	PLC YIELD	CORN STALK ACRES	PLANTED WHEAT ACRES	2020 CASH RENT	2020 TAXES
PARCEL #1A	640	640.6	410.0	31 bu	69.0	123 bu	115.8	890#	—	640.6	\$19,243	\$2,178.36
PARCEL #1B	531	532.0	340.5	31 bu	57.3	123 bu	96.2	890#	—	532.0	\$15,981	\$1,865.72
PARCEL #1C	532	531.0	339.9	31 bu	57.2	123 bu	96.0	890#	—	531.0	\$15,951	\$1,869.32
COMBO #1	1,703	1,703.6	1,090.4		183.5		308.0			1,703.6	\$51,175	\$5,913.40
PARCEL #2A	640	626.9	401.3	31 bu	37.5	123 bu	113.3	890#	313.5	313.4	\$18,832	\$2,248.78
PARCEL #2B	800	796.0	509.6	31 bu	85.7	123 bu	143.9	890#	796.0	—	\$23,911	\$2,810.94
COMBO #2	1,440	1,422.9	1,600.0		269.2		257.2		1,109.5	313.4	\$42,743	\$5,059.72
PARCEL #3	160	172.2	110.2	31 bu	18.6	123 bu	31.2	890#	—	172.2	\$5,172	\$562.20
SINGLE UNIT	3,303	3,298.7	2,800.6		471.3		596.4		1,109.5	2,189.2	\$99,090	\$11,535.32





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

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PO Box 407 // Sterling, CO 80751

ADDRESS SERVICE REQUESTED

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U.S. POSTAGE
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Watch ONLINE at
www.reckagri.com

Register for online
bidding 24 hrs in
advance.

MARCH 2021						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	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	31	1	2	3

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