



ROTHER FARM & RANCH

LAND AUCTION

OFFERED IN 28 TRACTS & COMBINATIONS

Colorado
Kansas

36,558[±] ACRES

34,602[±] DEEDED | 1,956[±] STATE LEASE

TUESDAY, APRIL 20TH | 10AM

Held at the Burlington Community Center - Burlington, CO

800.829.8747 | HallandHall.com



HALL AND HALL®



19,215 Acres of Grassland

15,320 Acres Dryland

(Buyer will retain 3,965 acres of growing wheat crop)

1,803 Acres Irrigated Farmland

EXECUTIVE SUMMARY

Seldom is a property of this magnitude offered at public auction. The Rother Farm and Ranch offers something for everyone.

It took over 70 plus years, a love of agriculture, and business acumen to assemble this offering.

The farmland will add well to an existing operation or investment portfolio and Buyers will find the ranchland to be well maintained and cattle ready.

The land will be sold at auction in tracts and combinations making this a tremendous opportunity for Buyers to purchase their ideal property.



EQUIPMENT AUCTION

Will follow land auction on a date to be determined.



Denver (3 hours)
Kansas City (4 hours)
Omaha (5 hours)

PROPERTY INFORMATION DATES & LOCATIONS:

FRIDAY, MARCH 12TH

Virtual Info Day • 10am-11am - Call for Online Access

WEDNESDAY, MARCH 24TH

9am-11am Sharon Springs, KS | 12pm-2pm Cheyenne Wells, CO

FRIDAY, MARCH 26TH

Virtual Info Day • 10am-11am - Call for Online Access

TUESDAY, APRIL 6TH

9am-11am Sharon Springs, KS | 12pm-2pm Cheyenne Wells, CO

Cheyenne County Fairgrounds Community Bldg.
425 S 7th W, Cheyenne Wells, CO

Wallace County Fairgrounds Community Activities Bldg.
214 W Park St., Sharon Springs, KS

AUCTION LOCATION:

BURLINGTON COMMUNITY CENTER
340 S 14th St, Burlington, CO 80807

ROTHER FARM & RANCH

LAND AUCTION • 36,558± ACRES

TUESDAY, APRIL 20TH | 10^{AM}



HAROLD ROTHER

Originally from Okarche, Oklahoma, Harold Rother first came to Eastern Colorado and Western Kansas while on wheat harvest in the 1940s. He fell in love with the area and recognized a great opportunity to build a farm and ranch empire while building a life in a place where he also loved the people. With his brother, he first purchased 320 acres in the early 1950s, which is being offered in the auction as Tract 13. He later purchased section 18 (Tract 17), which included a farmhouse where he would raise his family alongside his wife and partner Shirley. Together they raised two sons on the property while being active in their local community and church. Harold loved the farming and ranching way of life and never met a stranger. Harold passed away in March 2007.

As we began working on this offering, we became acquainted with many friends and neighbors, two of which have provided the following quotes:

“Harold was a great man. He was honest and easy to do business with. He knew how to make money and saw opportunities in farming and ranching.”

V.L. Weed – Long time friend

“Harold Rother was the kind of man who didn’t care whether you were rich or poor but what kind of man you were. Harold did not like lazy people and no one worked harder than him. He was a great judge of a person’s character. He knew the cattle business inside and out. People were always trying to pick his brain about business but he wasn’t one to answer questions. He would always pose the question and then sit back and listen.

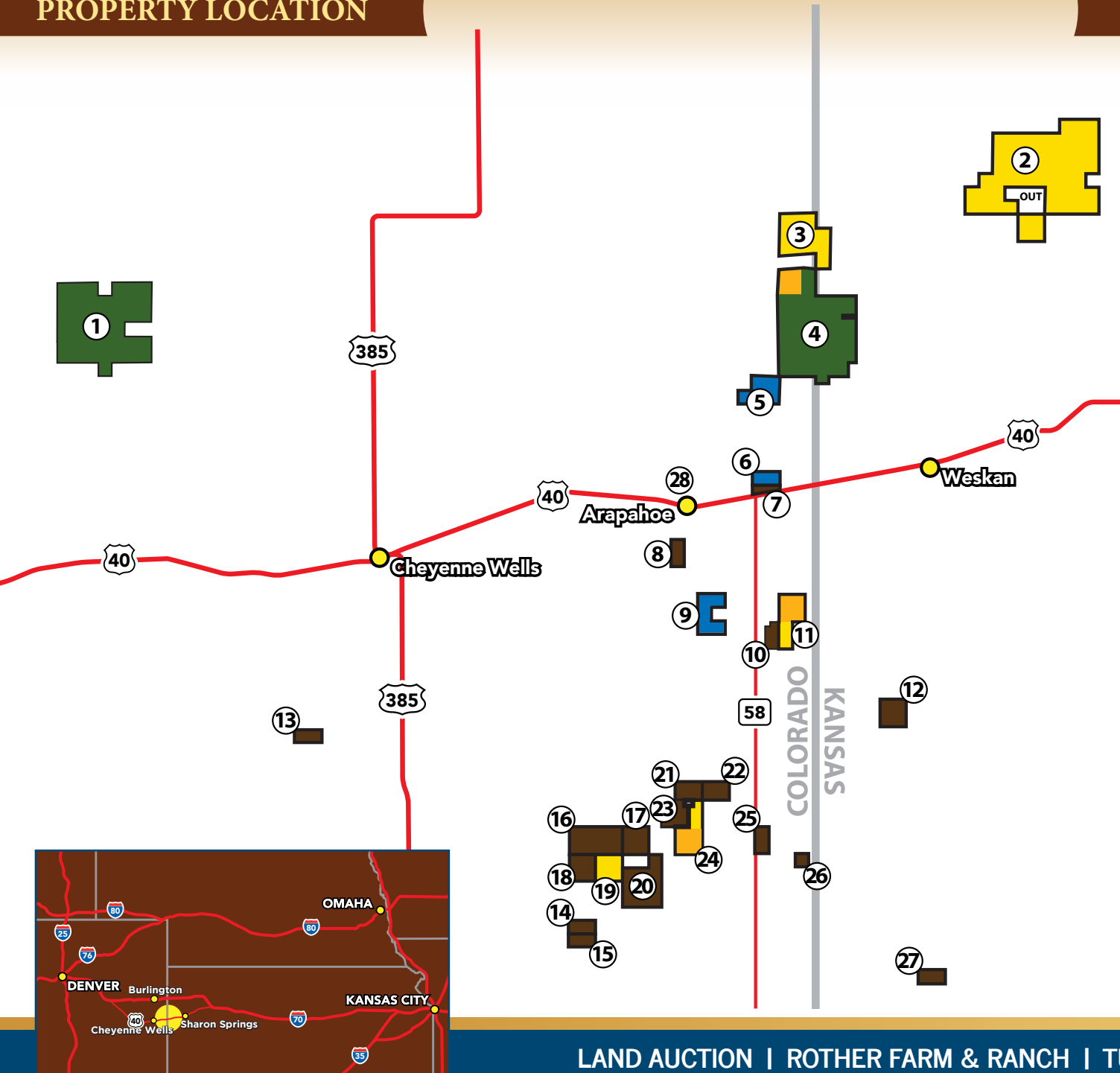
Not once did I ever hear him say something that wasn’t the truth and he never cheated anyone. He possessed the most integrity of anyone I ever dealt with in all my years in the bank. I was honored to call Harold Rother my friend.

When Harold trusted someone he trusted them completely. He and I would often meet at the local coffee shop very early in the morning before he headed to the ranch and me to the bank. Many times as he was leaving he would hand me checks that he needed to deposit. Sometimes it would be a few hundred dollars and sometimes several hundred thousand dollars. Because he trusted me without question or reservation, I made sure to never do one thing that would ever betray that.”

Brett Legg – President – Eastern Colorado Bank -Cheyenne Wells, CO.



PROPERTY LOCATION



PROPERTY TYPES

Dry Land Farm*

Rother Farm & Ranch includes approximately 15,320± non-irrigated high-quality row crop/wheat rotation land. All FSA information is available at HallandHall.com

Irrigated Land*


Tracts also contain 1,803± acres of irrigated land. Visit HallandHall.com for more detailed information on wells and equipment.

Grass Land*

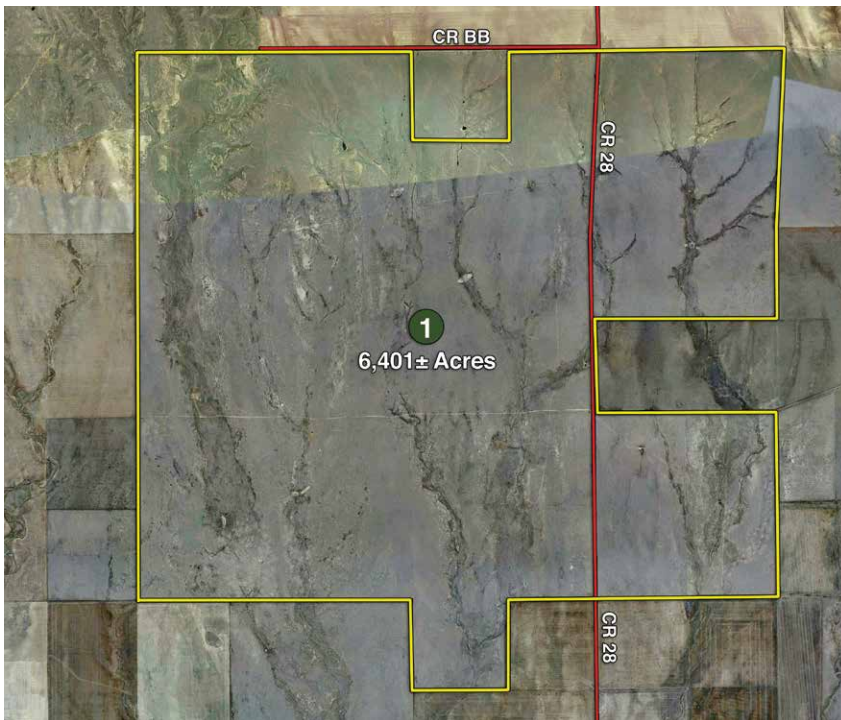
Tracts contain 19,215± acres of ranch land that can support large grazing herds with some of the best grassland in the United States.

Mixed Use Land (Combinations of the Above)

These tracts contain a significant combination of dry land, irrigated land and/or ranch land. The details are available in the following maps and tables.

 **State Lease** - There are 1,956± acres of leased ground.

* Categories provided represent the tract's primary purpose. Many of the tracts contain minor percentages of mixed use or unillable property.



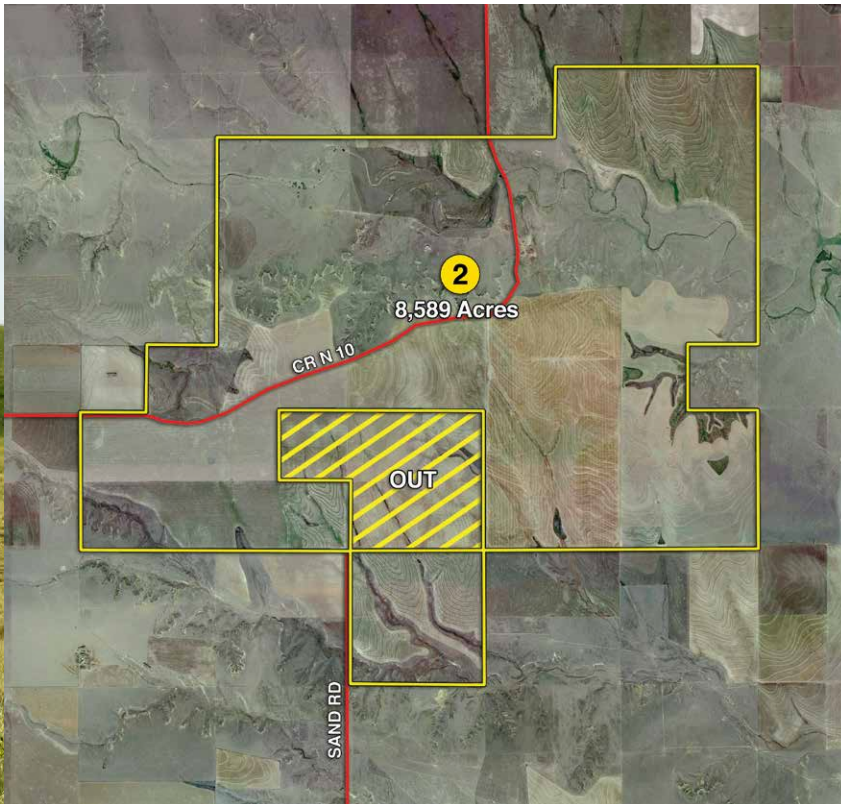
AUCTION TRACT 1

6,401± acres of Ranchland - This tract is well fenced and is divided into 3 pastures with 1 water tank in each of the east pastures and 3 water tanks in the west pasture. There are multiple dirt tanks for water. This tract makes an ideal standalone unit or addition to your existing operation.

LOCATION:

From Seibert, CO: Travel south on State Hwy 59 for approximately 23.5 miles to County Road DD. Travel east 8 miles on County Road DD to County Road 28. Travel south on County Road 28 approximately 2 miles to the property.

From First View, CO: Travel north 2.5 miles on County Road 34 to County Road T then travel 2 miles west to County Road 32. Travel 2 miles north to County Road V, then 4 miles west on County Road V to County Road 28. Travel 3 miles north on County Road 28 to the property. Watch for signs!



AUCTION TRACT 2

8,589± acres consisting of approximately 3,219 acres of grassland and 5,327 acres of farmland. The headquarters includes a very nice 10 stall calving barn, a heated bunk house, pipe corrals with a Silencer chute, and a pole barn for equipment and grain storage. This is a great grass ranch with crop income!



LOCATION:

From Goodland, KS: Travel south on State Highway 27 for approximately 19 miles to Zigzag Road. Travel west on Zigzag Road 9 miles to CR N-10, then go south 1 mile to the property.

From Sharon Springs, KS: Travel north on State Highway 27 for approximately 13 miles to Zigzag Road. Travel west on Zigzag Road 9 miles to CR N-10, then go south 1 mile to the property.



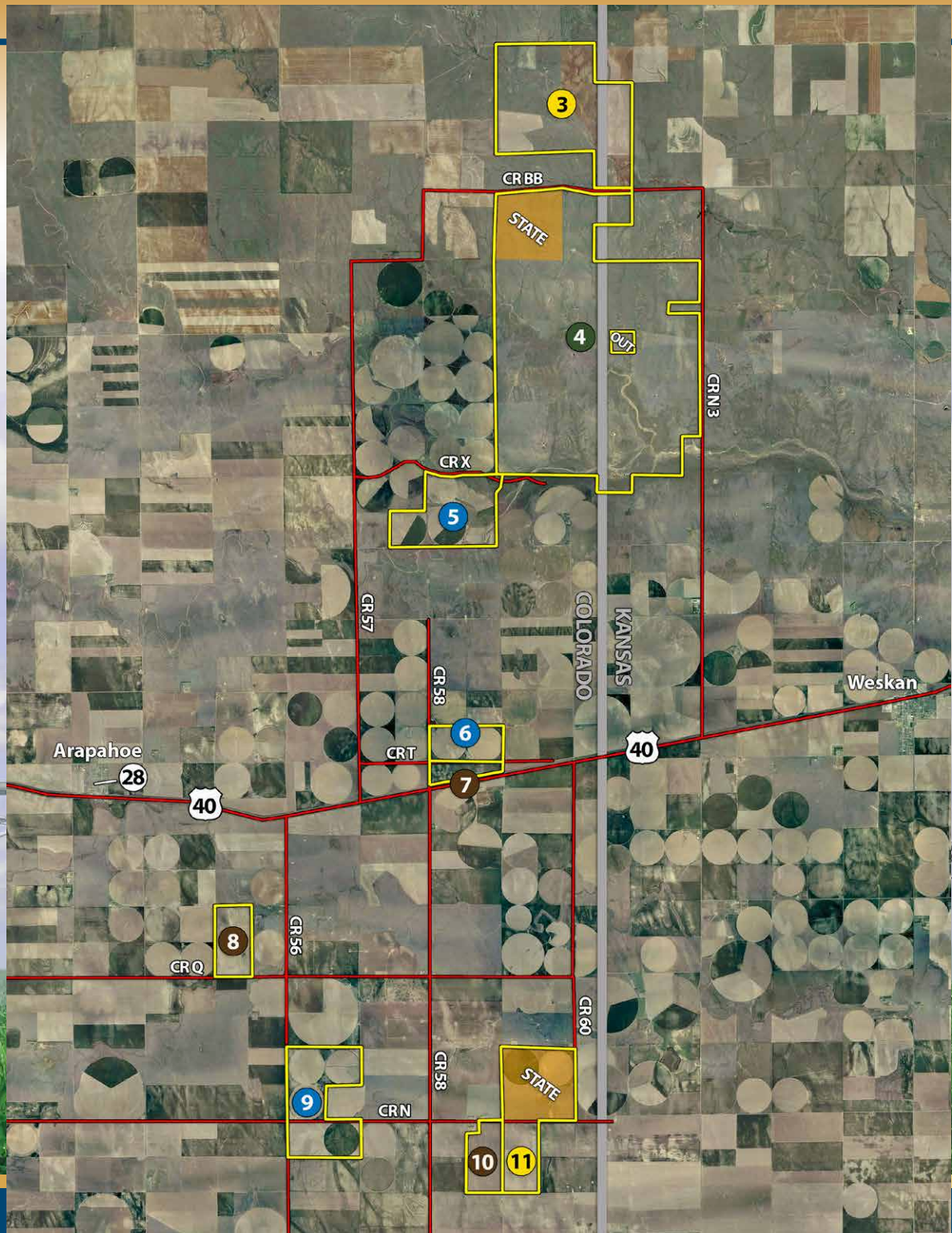
800.829.8747 | HallandHall.com

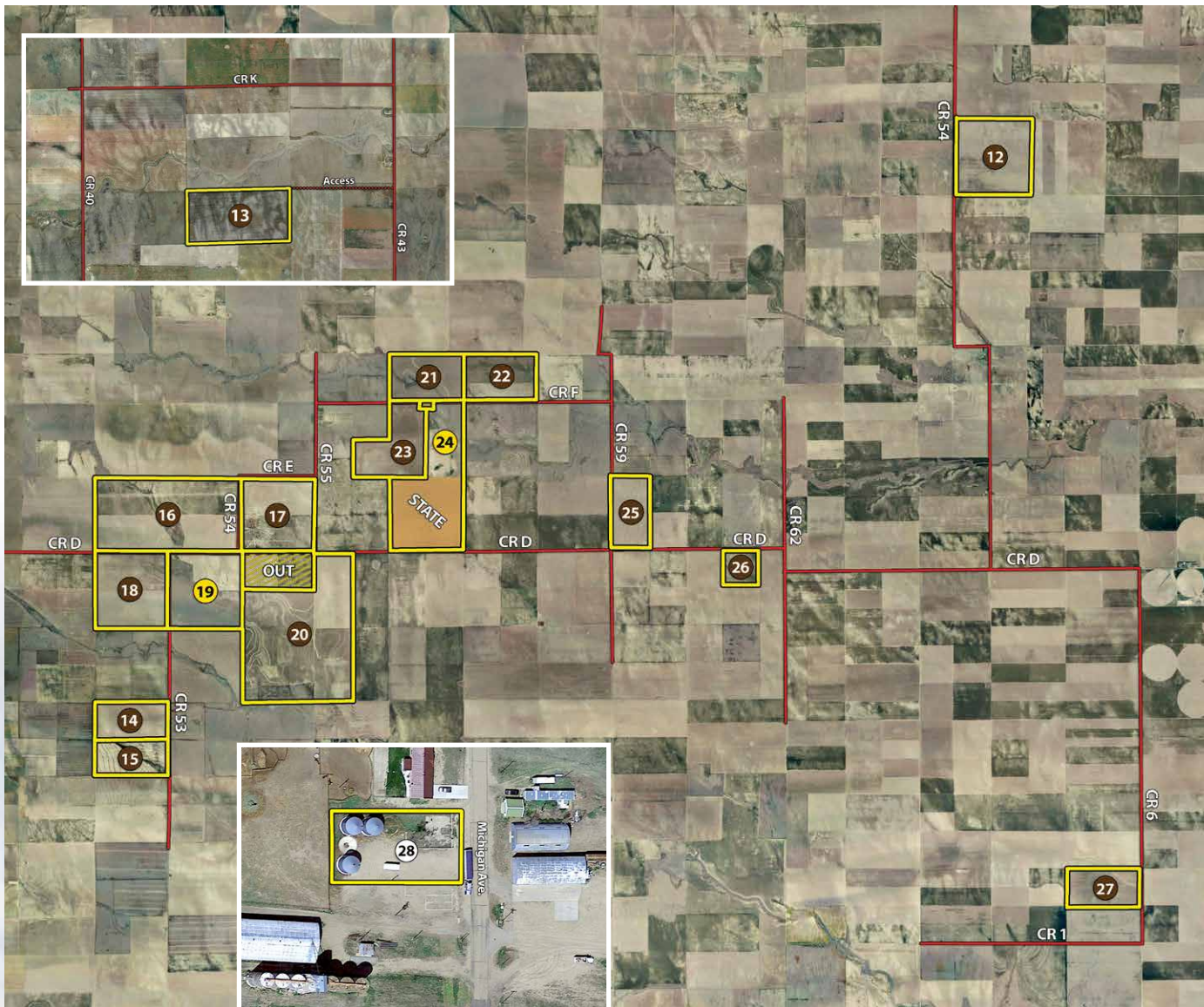


AUCTION TRACTS 3-11

AUCTION TRACT SUMMARY				
Tract	Total Acres	Irrigated	Dry Farm	Grassland*
3	1,845±		921±	909±
4	6,638±			6,628±
5	842±	587±	41±	235±
6	328±	272±	49±	
7	153±		153±	
8	321±		319±	
9	811±	679±	133±	
10	307±		304±	
11	988±	263±	332±	373±

* Grassland Acres may include Homes, Improvements, and/or Roads





AUCTION TRACTS 12-28

AUCTION TRACT SUMMARY

Tract	Total Acres	Irrigated	Dry Farm	Grassland
12	646±		646±	
13	322±		309±	
14	314±		314±	
15	289±		289±	
16	1270±		1192±	71±
17	622±		590±	
18	622±		613±	
19	638±		213±	412±
20	1566±		1424±	128±
21	408±		382±	
22	408±		390±	
23	470±		321±	145±
24	947±		310±	636±
25	319±		314±	
26	158±		161±	
27	336±		336±	
28	0.4±			

* Grassland Acres may include Homes, Improvements, and/or Roads

AUCTION

Kiowa & Cheyenne Counties, Colorado
Greeley & Wallace Counties, Kansas

36,558± ACRES
34,602± Deeded
1,956± State Lease

TUESDAY, APRIL 20TH | 10AM

Held at the Burlington Community Center - Burlington, CO



CO# EA100006199
KS# 00049762



800.829.8747 | HallandHall.com

SUMMARY OF TERMS:

- A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders.
- The property is being sold "AS IS, WHERE IS" and without any contingencies including financing.
- Closing will be set 30 days from the auction date or as soon thereafter as closing documents are available.
- Includes 100% of Growing Crop.
- Several stock photos have been used for illustrative purposes only and are not actual property photos.

Broker Participation Available



HALL AND HALL®

Hall and Hall Auctions | 100 S. Cherry Ave., Unit 6D, Eaton, CO 80615 | 800.829.8747 · scott@hallandhall.com