

RICHARD JONES LAND AUCTION

WASHINGTON COUNTY, CO | 1,420.2± ACRES

Thursday, April 22, 2021 @ 10:30 am, MT
Washington County Event Center, 551 W 2nd St, Akron, CO



NO RESERVE



Listing #202153

1,420.2± TOTAL ACRES

OFFERED AS 4 PARCELS, 1 COMBO AND 2 UNITS



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: Richard Jones Land Auction will be held Thursday, April 22, 2021 @ 10:30 am MT at the Washington County Event Center in Akron, CO

OVERVIEW: Julie Johnson is offering her father's 1,420.2± acres of Colorado land for sale at auction. This property is located 11 miles south and 9 miles west of Akron, CO in southwest Washington County. The Jones property includes 1,014.7± acres of pasture & 405.5± acres of dry farmland. The Buyer(s) will have immediate possession upon signing of the contract after the auction except for the 153.3± acres of growing wheat on Parcel #3. Buyer(s) will receive L/L share of growing wheat and possession upon closing. Seller to reserve 50% of OWNED mineral rights. Multiple opportunities to purchase this property in 4 parcels, combo, ranch & single unit via multi-parcel auction.

SALE TERMS/PROCEDURE: The "RICHARD JONES LAND AUCTION" is a land auction with no reserve. Competitive bids will determine outcome of auction and the Seller to enter into a contract to purchase with the highest bidder(s). Property to be offered in 4 Parcels, 1 Combo, Ranch Unit and as a Single Unit. The parcels, combo, ranch unit, and single unit will be offered in the sale order as stated within the brochure. The parcels, combo, ranch unit, and single unit will compete to determine the highest aggregate bid(s). 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 May 21, 2021. Closing to be conducted by Washington County Title and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by General 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 minerals reserved by Seller as shown within these Terms and Conditions; 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 Parcel #3 upon harvest. Possession of the balance of the property, upon signing of contract and the earnest money clearing, Buyer(s) may enter onto the property and complete the necessary fieldwork to plant crops and prepare pasture for grazing. Any completion of fieldwork and planting of crops and/or preparation of pasture for grazing does not constitute a farm/grazing lease. If Buyer(s) defaults and doesn't close, all fieldwork, crop expenses, pasture improvements, and earnest money is forfeited to Seller. If closing does not occur due to the default of Seller, Seller to reimburse Buyer(s) for fieldwork completed at custom rates and invoiced crop expenses.

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 appurtenant water rights.

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.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels, Combo, Ranch Unit, 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. If Parcel #2 sells separately and a survey is required to create a metes and bounds legal description, Seller to provide and pay for said survey. Seller & Buyer(s) agree that closing may be extended up to 30 days if necessary to complete said survey.

MINERALS: Seller shall reserve an undivided 50% interest of any oil, gas, and other minerals Seller may own.

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.

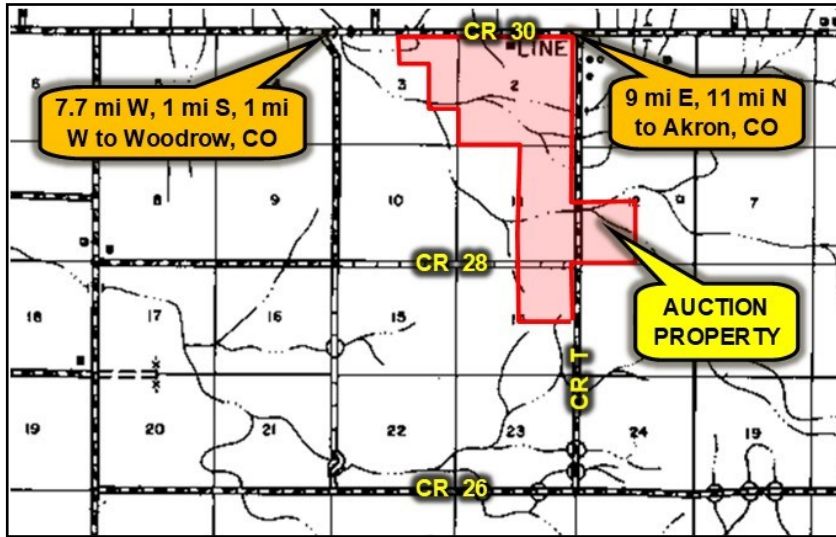
ACREAGES: All stated acreages in the initial brochure, detail brochure, and visual presentation at the auction are approximate and are obtained from aerial photos from the FSA office and/or county assessor records. The county assessor records and/or FSA office may indicate different acreages and no warranty 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.

PERSONAL PROPERTY: Personal property located on the property to be excluded from the auction. Seller reserves the right to conduct a personal property auction on the property within 60 days after closing. Any personal property remaining on the property 90 days after closing shall become the property of the Buyer(s).

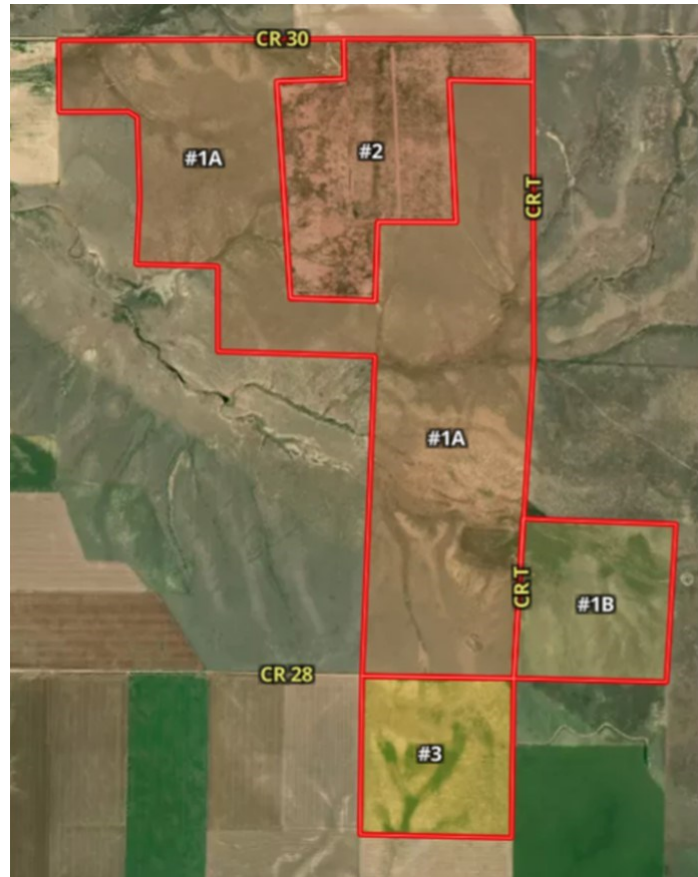
BIDDER REQUIREMENTS: Prior to auction, Buyer(s) to review the terms and conditions as set forth in the Detail Brochure. Detail Brochure may be obtained by visiting auction property page at www.reckagri.com, or by calling Reck Agri Realty & Auction. Bidding via cell phone, internet, and/or bidding on someone's behalf, must be approved by Reck Agri Realty & Auction 24 hours prior to auction.

MAPS + DESCRIPTIONS

LOCATION



AERIAL PARCEL MAP:



PARCEL DESCRIPTIONS:

PARCEL #1A PASTURE: 858.9± ac; Legal: Part of Sections 2, 3, & 11, T1S, R54W; Location: From Akron, CO, 11 mi S, to CR 30, 9.5 mi W to property; L/S water via windmill and several dams; R/E Taxes: \$861.31

PARCEL #1B PASTURE: 155.8± ac; Legal: SW1/4 of 12, T1S, R54W; Location: From Akron, CO, 11 mi S, to CR 30, 9 mi W to CR T, 1 1/2 mi S to property; L/S via dam; R/E Taxes: \$116.68

COMBO #1 PASTURE (Parcels #1A & #1B) PASTURE: 1,014.7± ac; L/S water via windmill and several dams; R/E Taxes: \$977.99

PARCEL #2 DRYLAND: 252.2± ac; Legal: Part of Section 2, T1S, R54W; Location: From Akron, CO, 11 mi S, to CR 30, 9 mi W to property; Millet stubble; FSA base: 132.1 ac wheat base w/24 PLC yield; R/E Taxes: \$559.57

RANCH UNIT (Parcels #1A, #1B, & #2) PASTURE/DRYLAND: 1,266.9 ± ac; 1,014.7± ac pasture, 252.2± ac dryland w/millet stubble; L/S water via windmill and several dams; 132.1 ac wheat base w/24 PLC yield; R/E Taxes: \$1,537.56

PARCEL #3 DRYLAND: 153.3± ac; Legal: NE1/4 of 14, T1S, R54W; Location: From Akron, CO, 11 mi S, to CR 30, 9 mi W to CR T, 2 mi S to property; Planted to wheat; FSA base: 77.1 ac wheat base w/24 PLC yield; R/E Taxes: \$345.48

SINGLE UNIT (Parcels #1A, #1B, #2, & #3) PASTURE/DRYLAND: 1,420.2± ac; 1,014.7± ac pasture, 405.5± ac dryland w/millet stubble & growing wheat; L/S water via windmill and several dams; FSA base: 209.2 ac wheat base w/24 PLC yield; R/E Taxes: \$1,883.04

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 "RICHARD JONES 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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Watch ONLINE at
www.reckagri.com

Register for online
bidding 24 hrs in
advance.

April 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				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	

LAND AUCTION >

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DRYLAND // PASTURE