

ONLINE ONLY AUCTION >

# MORGAN COUNTY RURAL ACREAGES AUCTION

MORGAN COUNTY, CO | 320± ACRES >> 5 PARCELS

Bidding Opens: May 21, 2021 @ 8:00 am, MT  
Bidding Closes: May 27, 2021 @ 12:00 noon, MT



Listing #202158

**320± TOTAL ACRES 40 & 80 ACRE PARCELS NEAR FT. MORGAN**  
OFFERED IN 5 SEPARATE PARCELS



**For More Information, Contact:**

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# MAPS + PROPERTY DESCRIPTIONS

## AERIAL MAP:



### PARCEL #1:

**Legal:** NE1/4NE1/4 of Section 10 T4N-R58W  
**Boundaries:** Co Rd 16 (east); Co Rd X (north)  
**Acres:** 40± (TBD by survey)  
**Starting Bid: \$60,000**

### PARCEL #2:

**Legal:** SE1/4NE1/4 of Section 10 T4N-R58W  
**Boundaries:** Co Rd 16 (east); Co Rd X (north)  
**Acres:** 40± (TBD by survey)  
**Starting Bid: \$60,000**

### PARCEL #3:

**Legal:** W1/2NE1/4 of Section 10 T4N-R58W  
**Boundaries:** Co Rd X (north)  
**Acres:** 80± (TBD by survey)  
**Starting Bid: \$100,000**

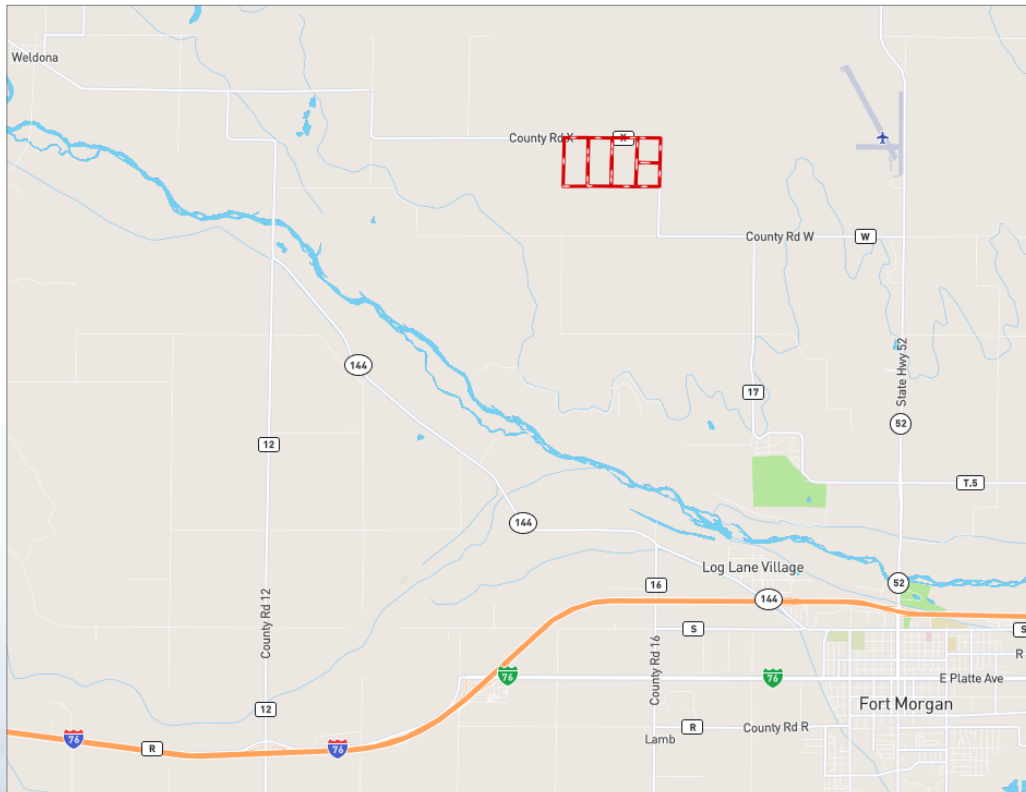
### PARCEL #4:

**Legal:** E1/2NW1/4 of Section 10 T4N-R58W  
**Boundaries:** Co Rd X (north)  
**Acres:** 80± (TBD by survey)  
**Starting Bid: \$100,000**

### PARCEL #5:

**Legal:** W1/2NW1/4 of Section 10 T4N-R58W  
**Boundaries:** Co Rd X (north)  
**Acres:** 80± (TBD by survey)  
**Starting Bid: \$100,000**

## LOCATION MAP:



**Water** to be supplied by well or Morgan County Quality Water - current MCQW line runs along Co Rd 16 (east boundary). Please check with MCQW for details of tap availability. **Electricity** available along County Roads X and 16.

**A DETAIL BROCHURE** is available upon request and is REQUIRED to bid. It includes the terms and conditions of the auction, pertinent facts, title commitment, Contract to Buy and Sell Real Estate (Land). For additional color photos visit "MORGAN COUNTY RURAL ACREAGES" on our website: [reckagri.com](http://reckagri.com).

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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.

**OVERVIEW:** Offering 5 rural acreage home sites: (2) 40-acre tracts & (3) 80-acre tracts. Located 7± mi NW of Ft. Morgan. Accessible via County Roads X and/or 16. Near blacktop road, minutes from I-76. **From Ft. Morgan/I-76:** Take Hwy 52 (Exit #80) north for 3.5± miles; turn left (west) on Co Rd W for 2.5± miles, turn right (north) on Co Rd 16 for 0.5± mi to the southeast corner of property. Continue north and turn left (west) on Co Rd X to drive along north boundary and view all parcels.

**ONLINE BIDDING PROCEDURE:** The MORGAN COUNTY RURAL ACREAGES AUCTION will be offered for sale in 5 parcels. BIDDING WILL BE ONLINE-ONLY. Bidding will open @ 8:00 am MT on Friday, May 21, 2021. The auction will "soft close" @ 12:00 noon, MT on Thursday, May 27, 2021. Bidding remains open on all parcels as long as there is continued bidding on 1 or more of the parcels. Bidding will close after 5 minutes have passed with no new bids on 1 or more of the parcels. Bidders may bid on any and/or all parcels at any time before bidding closes.

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](http://www.reckagri.com) and click on the MORGAN COUNTY RURAL ACREAGES 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. A Detail Brochure may be obtained by visiting MORGAN COUNTY RURAL ACREAGES AUCTION property page at [reckagri.com](http://reckagri.com) or by calling Reck Agri Realty & Auction.

**SALE TERMS/PROCEDURE:** The MORGAN COUNTY RURAL ACREAGES AUCTION is an online-only auction with RESERVE. The property to be offered as 5 parcels. 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 5% 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 June 30, 2021. Closing to be conducted by Northern Colorado Title of Ft. Morgan, CO 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 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 property 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 & EQUIPMENT:** Seller to convey all water rights appurtenant to the property, if any.

**GROWING CROPS:** No growing crops.

**CRP:** Sellers to convey all right, title, and interest to the existing CRP contract(s) to the Buyer (s). The October 2021 CRP payment will be prorated to the date of closing. Buyer(s) as-

sume responsibility of the maintenance of the CRP acres, the obligations of the CRP contract, and agree to enter into new CRP contract within 60 days after the closing. Buyer(s) assume responsibility of the costs and penalties if Buyer(s) choose to terminate the existing contract.

**REAL ESTATE TAXES:** 2021 real estate taxes due in 2022, will be prorated to date of closing.

**LEGAL DESCRIPTION/SURVEY:** Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. Seller shall furnish to Buyer(s), at Seller's expense, a current survey prior to closing, indicating perimeter boundaries and pinned corners with stakes to the property without encroachment, prepared by a Colorado licensed surveyor or engineer. Seller & Buyer(s) agree that closing may be extended up to 30 days if necessary to complete said survey.

**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 and density of noxious weeds is unknown at this time.

**ACREAGES:** All stated acreages in the initial Color Brochure and Detail Brochure are approximate and subject to a survey. 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 will offer broker participation for the MORGAN COUNTY RURAL ACREAGES 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 on the  
Reck Agri App.

Register for online  
bidding 24 hrs in  
advance.

**MAY 2021**

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	31					

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MORGAN COUNTY, CO | 320± ACRES >> 5 PARCELS



**MAY 21-27 // 40 & 80 ACRE PARCELS NEAR FT. MORGAN**