

FLAGLER PIVOT IRRIGATED

KIT CARSON COUNTY, CO | 622± ACRES

Tuesday, November 9, 2021 @ 10:30 am, MT
Burlington Event Center, 340 S 14th St, Burlington, CO



Listing #5021A06

622± TOTAL ACRES

OFFERED AS 4 PARCELS, 1 COMBO 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 Pivot Irrigated Land Auction will be held Tuesday, November 9, 2021 @ 10:30 am MT at the Burlington Event Center, 340 S 14th St, Burlington, CO.

SALE TERMS/PROCEDURE: The "FLAGLER PIVOT IRRIGATED LAND AUCTION" is a land auction with RESERVE. The property to be offered as a "MULTI PARCEL" Auction in 4 Parcels, 1 Combo, and as a Single Unit. The parcels, combo, and single unit will be offered in the sale order as stated within the brochure. The parcels, combo, 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 December 10, 2021. Closing to be conducted by Kit Carson County Abstract and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Special Warranty Deed free and clear of all liens, encumbrances, special assessments levied or assessed, and subject to all easements, restrictions, and covenants now of record and statutory exceptions. Title commitments are available for review within the Detail Brochure and at the auction and title commitment and exceptions will be incorporated and made a part of the Contract to Buy and Sell Real Estate (Land). 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), except Buyer(s) to pay for cost of loan title insurance policy, if applicable. 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 addi-

tions 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 reservation; and other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record.

POSSESSION: Possession of farmland upon closing except for current tenant's right to graze after-feed until February 21, 2022.

LEASE: Property is currently leased for the 2021 crop year. Seller to retain the 2021 landlord share. Buyer(s) to receive the rent for grazing the after-feed. Property is not leased for the 2022 crop year.

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 Seller's water rights, water wells, well permits, and equipment appurtenant to the property, including but not limited to the following: Well Permits #18549-FP, #18550-FP, #18551-FP, and #18552-FP. The water rights are subject to the rules, regulations, and limitations of the CO Department of Water Resources, AGWD, and RRWCD. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, pumping rates/adequacy of irrigation wells and condition of all irrigation equipment. Irrigation well test to be included within detail brochure.

GROWING CROPS: No growing crops.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels, Combo, 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 & associated water assessments due in 2022, to be paid by Seller. Buyer(s) to pay 2022 real estate taxes & water assessments due in 2023 and thereafter.

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).

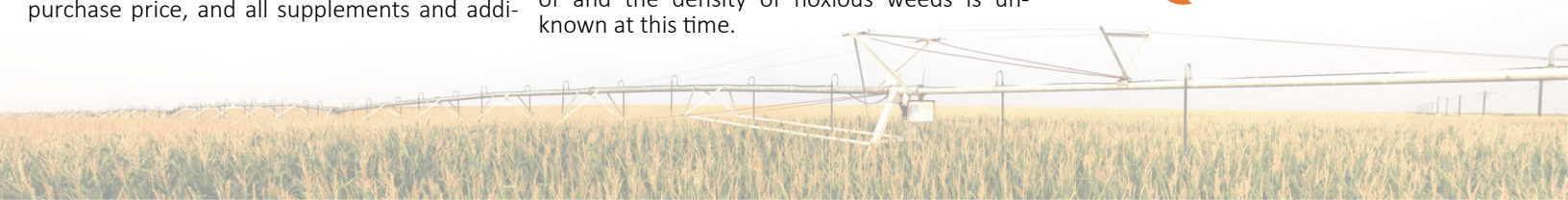
NOXIOUS WEEDS: There may be areas infested by noxious weeds, (i.e. rye, bindweed, canadian thistle, goat/Johnson grass, etc). The location of and the density of noxious weeds is unknown at this time.

ACREAGES: All stated acreages in the initial brochure, detail brochure, and visual presentation at the auction 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 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 PIVOT IRRIGATED 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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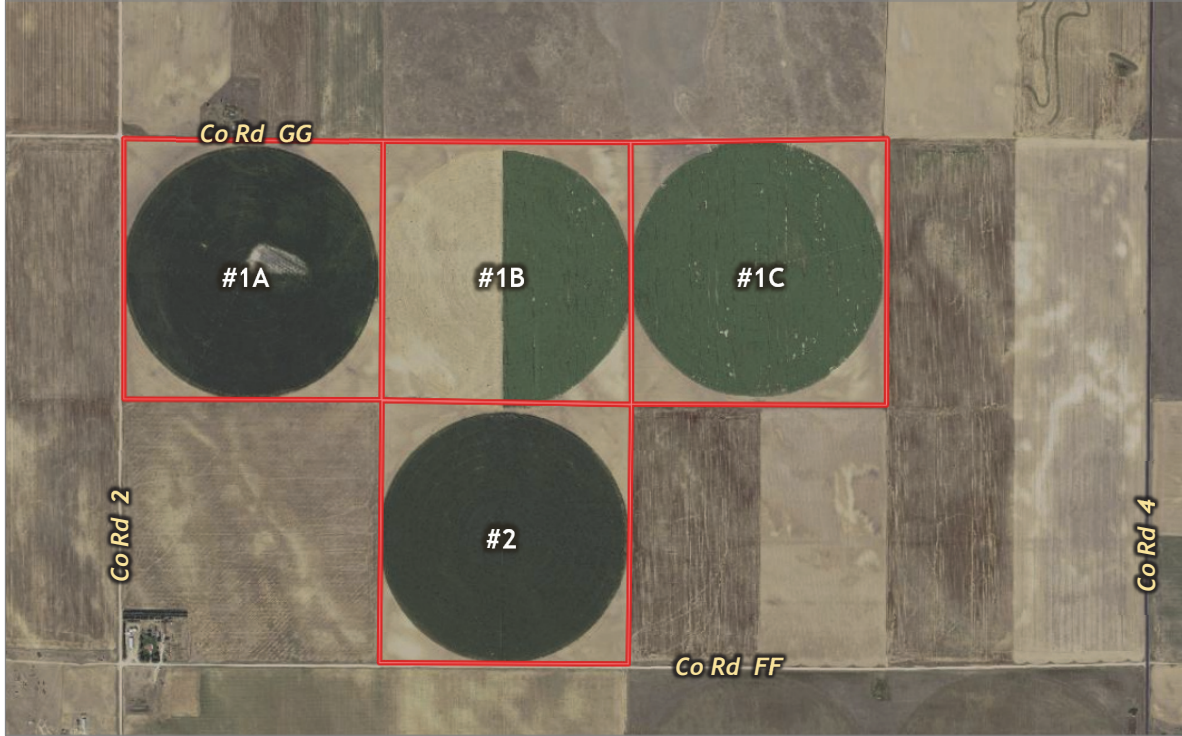


MAPS + DESCRIPTIONS

LOCATION MAP:



AERIAL MAP:



PARCEL DESCRIPTIONS:

PARCEL #1A: 157.8± total ac (FSA). 118.7± ac pivot; 39.1± ac dryland.
Well Permit #18550-FP with 400 Ac-Ft, equipped with 75 HP motor. 10T Reinke pivot.
FSA Base: 124.1 ac corn; 33.7 ac wheat
LEGAL: NW1/4 Sec 9, T7S-R51W

PARCEL #1B: 149.5± total ac (FSA). 122.1± ac pivot; 27.4± ac dryland.
Well Permit #18551-FP with 400 Ac-Ft, equipped with 75 HP motor. 10T Reinke pivot.
FSA Base: 125.9 ac corn; 23.6 ac wheat
LEGAL: NE1/4 Sec 9, T7S-R51W

PARCEL #1C: 161.9± total ac (FSA). 120.9± ac pivot; 41.0± ac dryland.
Well Permit #18549-FP with 400 Ac-Ft, equipped with 75 HP motor. 10T Reinke pivot.
FSA Base: 126.8 ac corn; 32.2 ac wheat
LEGAL: NW1/4 Sec 10, T7S-R51W

>COMBO #1—469.2± total ac (FSA). 361.7± ac pivot; 107.5± ac dryland.
Includes #1A, #1B, #1C

PARCEL #2: 152.7± total ac (FSA). 117.4± ac pivot; 35.3± ac dryland.
Well Permit #18552-FP with 400 Ac-Ft, equipped with 75 HP motor. 10T Reinke pivot.
FSA Base: 122.9 ac corn; 29.2 ac wheat
LEGAL: SE1/4 Sec 9, T7S-R51W

> SINGLE UNIT—621.9± total ac (FSA). 479.1± ac pivot; 142.8± ac dryland.
Includes #1A, #1B, #1C, #2

***New well tests will be completed**

***Located in the South Fork Focus Zone—eligible for well retirement programs through USDA & RRWCD.**





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

VISIT **RECKAGRI.COM**

Watch ONLINE at
www.reckagri.com

Register for online
bidding 24 hrs in
advance.

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

November 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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PIVOT IRRIGATED // DRYLAND