

LIVE AUCTION >

WILLIAM STRETESKY HOME PLACE & DRYLAND AUCTION

SEDGWICK COUNTY, CO | 144.6± ACRES

Tuesday, December 7, 2021, 10:30 am MT
Hippodrome Arts Center, Julesburg, CO



Listing #0121A03

OPEN HOUSE/INSPECTION:
Saturday, November 13, 1-3 PM
Saturday, November 20, 1-3 PM
Wednesday, November 1, 1-3 PM
Other showings by appointment

144.6± TOTAL ACRES // FARMSTEAD & DRYLAND
OFFERED IN 2 PARCELS & 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: Tuesday, December 7, 2021, 10:30 am MT @ Hippodrome Arts Center, Julesburg, CO. In the event of inclement weather, visit reckagri.com or our Facebook page.

OVERVIEW: The William Stretesky Foundation is offering the home place and adjoining tract of dry cropland for sale at auction. Situated approximately 9± mi southeast of Julesburg, CO in Sedgwick County, this property features a well-kept farmstead with a 3 bedroom, 2 bathroom house and tons of storage for grain and equipment! The property will be offered in two separate tracts and together as a Single Unit.

SALE TERMS/PROCEDURE: The "WILLIAM STRETESKY HOME PLACE & DRYLAND AUCTION" is a property auction with RESERVE. The Stretesky property to be offered as a "MULTI PARCEL" Auction in 2 Parcels and as a Single Unit. The parcels and single unit will be offered in the sale order as stated within the brochure. The parcels 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 January 7, 2022. Closing to be conducted by Sedgwick County Title 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, encumbrances, special assessments levied or assessed, and subject to all easements and restrictions or covenants now 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 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 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.

POSSESSION: Upon closing

LEASE: Property is being sold without a lease on the property.

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 to Buyer(s) any water rights appurtenant to the property.

GROWING CROPS: none

FSA DETERMINATION: FSA base acres and yields to pass 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 to be paid by Seller. 2022 real estate taxes and thereafter to be paid by Buyer.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. Seller to provide a survey to create a metes and bounds legal description, Seller to provide and pay for 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 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 "WILLIAM STRETESKY HOME PLACE & 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 + PARCEL DESCRIPTIONS



PARCEL DESCRIPTIONS:

Parcel #1—Farmstead w/ 24.3± ac and mature shelterbelt featuring 3 bed/2 bath, 3,867± sq ft home (including base-ment); (4) large steel quonsets with concrete floors -- 60'x200', 70'x200', 70'x250', 70'x200' -- totaling over 57,000 sq. ft. Misc utility outbldgs; grain platform scales; (22) 3,250 bu bins, (1) 7,500 bu bin, (2) 9,000 bu bins, (3) 18,000 bu bins, (1) 20,000 bu bin, (1) 24,000 bu bin. Address: 27375 Co Rd 26, Julesburg, CO 80737.

Parcel #2—120.3+ ac dryland (adjacent to Parcel #1) with Class II soils. Possession upon closing. Land is currently in cornstalks. Legal: Part of the SW1/4 Sec 15, T11N-R43W.

Single Unit (#1 & #2) — 144.6± total ac.

Request a Detail Brochure for more information





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

reckagri.com

PO Box 407 // Sterling, CO 80751

ADDRESS SERVICE REQUESTED

VISIT **RECKAGRI.COM**

Register for online
bidding 24 hrs in
advance.

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DECEMBER 2021						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	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

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December 7, 2021 // FARMSTEAD & DRYLAND