

ONLINE ONLY AUCTION >

# PAULINE NELSON DRYLAND

LOGAN COUNTY, CO | 397± ACRES

Bidding Opens: January 18, 2022 @ 8:00 am, MT  
Bidding Closes: January 19, 2022 @ 12:00 noon, MT



Listing #9021A09

**No Reserve!**

**397± TOTAL ACRES DRY CROPLAND**  
OFFERED IN 2 PARCELS



**For More Information, Contact:**

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marcreck@reckagri.com

# 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:** The Pauline Nelson Dryland Auction is an online only auction with NO RESERVE featuring 2 parcels of dryland located NW of Sterling in Logan County, CO. Great opportunity to expand or invest in this area where land seldom becomes available for sale.

To bid at the online auction: Download RECK AGRI MOBILE APP through the Apple App Store or Google Play Store OR visit [www.reckagri.com](http://www.reckagri.com) and click on the PAULINE NELSON DRYLAND AUCTION property page to register to bid. Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below.

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. Detail Brochure may be obtained by visiting PAULINE NELSON DRYLAND AUCTION property page at [www.reckagri.com](http://www.reckagri.com) or by calling Reck Agri Realty & Auction.

**SALE TERMS/PROCEDURE:** The PAULINE NELSON DRYLAND AUCTION is an online only auction with NO RESERVE. The property will be offered as 2 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 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 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 February 23, 2022. Closing to be conducted by Northeast Colorado 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. 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).

**LEASE/POSSESSION:** Current farm lease expires 12/31/21; tenant has rights to harvest growing wheat acres in 2022 on Parcel #1; possession to be delivered to Buyer(s) after harvest in 2022. Buyer(s) will have possession upon closing on Parcel #2.

**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.

**GROWING CROPS:** Buyer to receive landlord share of growing wheat for 2022. Buyer to have possession upon closing of land in wheat/millet stubble or fallow; possession of growing wheat acres after harvest in 2022.

**FSA DETERMINATION:** FSA base acres and yields to pass with the Parcels 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 at closing.

**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, bind-weed, 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 and detail brochure 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 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 does not offer broker participation for the PAULINE NELSON 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.

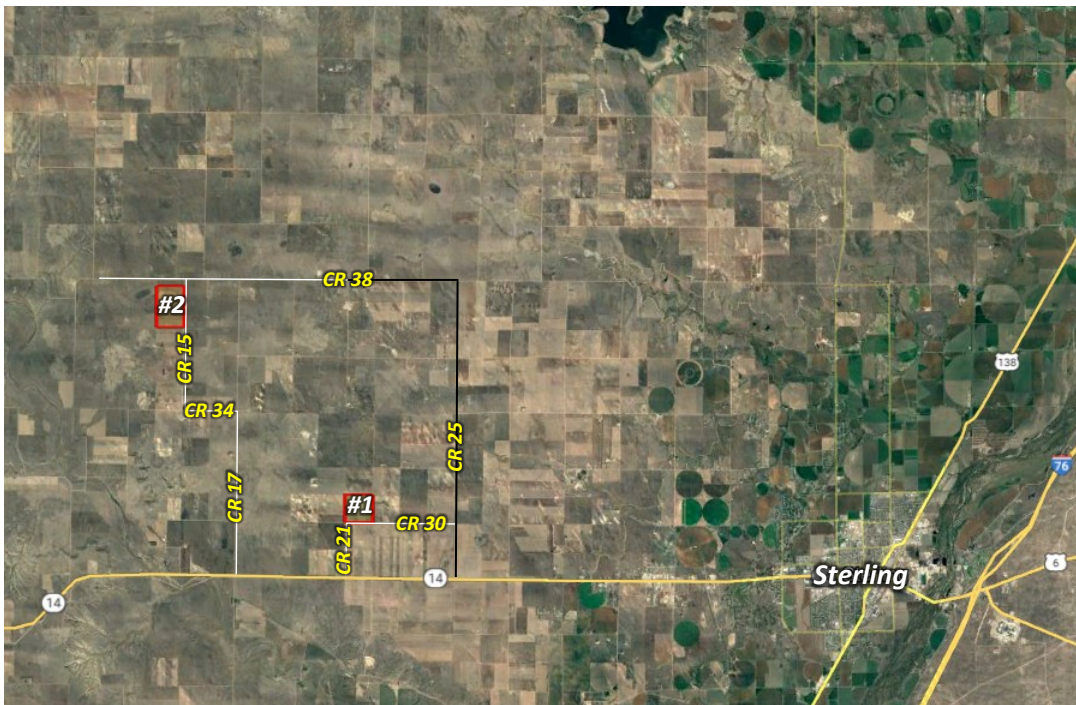
**A DETAIL BROCHURE** is available upon request and is REQUIRED to bid at the auction, via cell phone, or online bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, Contract to Buy and Sell Real Estate (Land). For additional color photos visit "PAULINE NELSON DRYLAND AUCTION" on our website: [www.reckagri.com](http://www.reckagri.com).

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# MAPS + PARCEL DESCRIPTIONS

## LOCATION MAP:



**PARCEL #1:** 158.0± total ac; 156.3± ac dryland planted to winter wheat. Buyer(s) to receive landlord share (1/3) of crop and will be responsible for landlord share of expenses. Possession upon harvest in 2022. Mostly class III soils. Co Rd 30 runs along southern boundary. LEGAL: SW1/4 Sec 23, T8N-R54W. R/E Taxes: \$505.60

**Starting Bid: \$120,000**

**PARCEL #2:** 239.0± total ac; 230.3± ac dryland in fallow/stubble; balance in grass/rds. Possession upon closing. Mostly class III soils. Co Rd 15 runs along eastern boundary. LEGAL: Lots 7 -8 & 13 Sec 6, T8N-R54W. R/E Taxes: \$727.22

**Starting Bid: \$160,000**

## PARCEL #1:



## PARCEL #2:



For more information visit [reckagri.com](http://reckagri.com) or call the office and request a Detail Brochure.





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](http://RECKAGRI.COM)

Watch ONLINE on the Reck Agri App.

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**JANUARY 2022**

| SUN | MON | TUE | WED | THU | FRI | SAT |
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| 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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**JANUARY 18-19, 2022 // DRY CROPLAND**