

ONLINE ONLY AUCTION >

BREWER TRUST LAND & WATER AUCTION

CROWLEY COUNTY, CO | 408± ACRES | 410 SHARES CO CANAL & LAKE MEREDITH

Bidding Opens: February 23, 2022 @ 8 am, MT
Bidding Closes: February 24, 2022 @ 12:00 noon, MT



Listing #1221A00

408± TOTAL ACRES FLOOD IRRIGATED - 410 SHARES CO CANAL & LAKE MEREDITH
OFFERED AS 1 TRACT



For More Information, Contact:

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bgardiner@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 heirs of the Brewer Trust are selling their property that has been in their family for over 70 years. This property is one of the last remaining irrigated farms in the area. This auction provides an opportunity to add to current operation and/or purchase as an investment.

ONLINE BIDDING PROCEDURE: The Brewer Trust Property and water will be offered as one package. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on February 23, 2022. The auction will "soft close" @ 12:00 noon, MT on February 24, 2022. Bidding remains open as long as there is continued bidding. Bidding will close when 5 minutes has passed with no new bids. Bidders may bid at any time before bidding closes.

To bid at the online auction:

Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit www.reckagri.com and click on the Brewer Trust Land & Water 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.
- 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 Brewer Trust Land & Water Auction property page at www.reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The "BREWER TRUST LAND & WATER AUCTION" is an online only auction with RESERVE. The Brewer Trust property is described in 2 parcels but will be offered together as one parcel. 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 and/or water share.

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 March 25, 2022. Closing to be conducted by ABC Title and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Trustee 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. Title commitments and exceptions are available for review within the detail brochure.

POSSESSION: Possession 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: Seller to convey all water, water rights, water development rights, all ditch rights, reservoir rights, lateral rights and conveyance canal rights, and all easements and rights-of-way associated with said water rights to transport, convey, and deliver water from said water rights through canals, ditches, and laterals including 410 paired capital stock shares of Colorado Canal Company and Lake Meredith. The water rights are subject to the rules, regulations, and limitations of the Colorado Department of Water Resources and respective water irrigation and reservoir companies. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, adequacy and/or delivery of ditch water and stream flows. Buyer(s) to pay for 2022 irrigation ditch assessments. Seller shall assign said water stock shares to Buyer(s) at closing. Buyer (s) to pay water stock transfer fee.

FSA DETERMINATION: FSA base acres and yields to pass with the property designated within the detail brochure.

REAL ESTATE TAXES: 2022 real estate taxes due in 2023, 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.

MINERALS: Seller to convey all OWNED mineral rights to Buyer(s).

NOXIOUS WEEDS: There may be areas infested by noxious weeds. The location of and the density of noxious weeds is unknown at this time.

ACREAGES: All acreages are approximate and are obtained from FSA aerial photos and/or county tax records. Both may indicate different acreages. 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 is no adjustment in purchase price if acreage is different than what is stated in this brochure and/or 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 Seller's Agent. Reck Agri Realty & Auction does not offer broker participation for the "BREWER TRUST LAND & WATER 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. The detail brochure 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 "BREWER TRUST LAND & WATER AUCTION" at www.reckagri.com.

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MAPS + PARCEL DESCRIPTION

LOCATION MAP:



PARCEL DESCRIPTION:

WEST PARCEL - FLOOD IRRIGATED: 248.0± Total Acres; 242.2± acres irrigated, 5.8± acres rds/ditches; Legal: Lots 1-3, S½NE¼, SE¼NW¼, Sec 5, T22S, R58W, West 18 acres of the SE¼, West 22 acres of the E½SW¼, Sec 32, T22S, 58W lying S of Hwy & RR, Improvement site excluded; Location: From Olney Springs, CO, 1.3 mi E; Level terrain; Class II & III soils w/ small area of Class I; 270 paired shares of Colorado Canal & Lake Meredith; 2021 crop season: 132.0± acres corn, 110.3± acres alfalfa; R/E taxes: \$396.79.

EAST PARCEL—FLOOD IRRIGATED & PASTURE: 160.1± Total Acres; 142.3± acres flood irrigated & pasture, 17.8± acres rds/ditches; Legal: W½SW¼ and that part of the W½NW¼ & SE¼NW¼ lying W of Dayton Lateral Sec 1, T22S, R58W, Improvement site excluded; Location: From Crowley, CO, 1.5 mi S; Terrain is level to slightly rolling; Primarily Class III soils; 140 paired shares of Colorado Canal & Lake Meredith irrigation water; 2021 crop season: 36.2± acres feed, 14.2± acres alfalfa, 91.9± acres pasture; R/E taxes: \$322.50.

WEST AND EAST PARCELS TO BE SOLD TOGETHER: 408± acres - 410 PAIRED SHARES OF COLORADO CANAL AND LAKE MEREDITH

STARTING BID: \$2,050,000

WEST PARCEL:



EAST PARCEL:





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

reckagri.com

PO Box 407 // Sterling, CO 80751
ADDRESS SERVICE REQUESTED

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Reck Agri App.

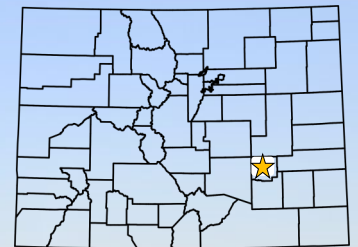
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FEBRUARY 2022						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	1	2	3	4	5

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