

ONLINE ONLY AUCTION >

HEARTSTRONG IRRIGATED QUARTER AUCTION

YUMA COUNTY, CO | 170± ACRES

Bidding Opens: February 16, 2022 @ 8:00 am, MT
Bidding Closes: February 17, 2022 @ 12:00 noon, MT



Listing #0221A02

170± TOTAL ACRES PIVOT IRRIGATED CROPLAND
OFFERED AS 1 PARCEL



For More Information, Contact:



Ben Gardiner, Broker Associate
bgardiner@reckagri.com



Marc Reck, Broker
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.

ONLINE BIDDING PROCEDURE: The HEARTSTRONG IRRIGATED QUARTER AUCTION will be offered for sale in one (1) parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on Wednesday, February 16, 2022. The auction will "soft close" @ 12:00 noon, MT on Thursday, February 17, 2022. Bidding remains open as long as there is continued bidding. Bidding will close when 5 minutes have passed with no new bids.

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 HEARTSTRONG IRRIGATED QUARTER 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 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 HEARTSTRONG IRRIGATED QUARTER AUCTION property page at www.reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The HEARTSTRONG IRRIGATED QUARTER AUCTION is an online only auction with RESERVE. The property will be offered as a one (1) 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.

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 Wednesday, March 30, 2022. Closing to be conducted by Yuma County Abstract 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 the property to be delivered to Buyer(s) 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 & IRRIGATION EQUIPMENT: Seller to convey all Seller's water rights, water wells, well permits, and equipment appurtenant to the property for irrigation, including but not limited to the following: Well Permit #18610-FP. The water rights are subject to the rules, regulations, and limitations of the Colorado Department of Water Resources and the local groundwater district. Water rights are being sold AS IS -WHERE IS without warranty or guarantee of any water right matters, pumping rates/adequacy of irrigation well and condition of all irrigation equipment. Seller to provide list of irrigation equipment to be included and excluded.

GROWING CROPS: Buyer(s) to reimburse tenant at closing a total of \$2,500 for current triticale crop.

FSA DETERMINATION: FSA base acres and yields to pass with the property 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. Buyer(s) shall be responsible for all of the 2022 real estate taxes 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 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.

1031 EXCHANGE: It is understood and agreed that Seller desires to sell the property which is the subject of this Auction in a "tax free" exchange under Section 1031 of the Internal Revenue Code of 1986, as amended. Buyer(s) agrees to cooperate, but is not required to incur any additional expense or risk.

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 HEARTSTRONG IRRIGATED QUARTER 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 "HEARTSTRONG IRRIGATED QUARTER AUCTION" on our website: www.reckagri.com.

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MAPS + PARCEL DESCRIPTION

LOCATION MAP:



PARCEL DESCRIPTION:

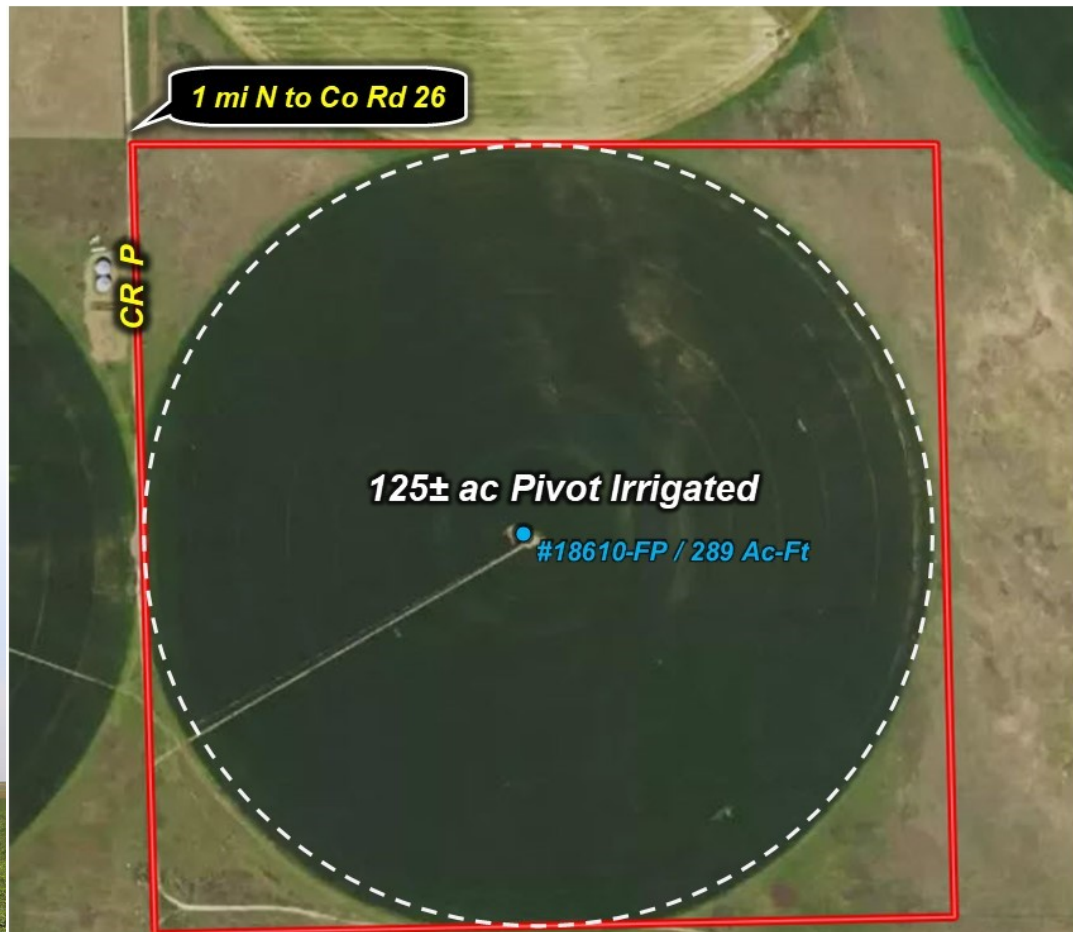
170.3± total ac. 125.0± ac pivot irrigated cropland w/ grass corners; 1 irrigation well (#18610-FP), drilled to 216' total depth. Well is permitted for 289 ac-ft. annually; recent work completed on well to improve efficiency. Raincat 8T sprinkler with ReinCloud telemetry device; new nozzle package at 700± GPM. 62.5± ac planted to triticale; Buyer(s) to reimburse tenant \$2,500 (\$40/ac) for said crop; balance of cropland is in millet stubble. Possession upon closing. Seller to convey all OWNED mineral rights.

LEGAL: NW1/4 Sec 32, T1S-R46W, Yuma County, CO.

2021 R/E Taxes: \$3,283.23 total (incl. \$1,819.90 for RRWCD & \$289.00 for CGWM).

Starting Bid: \$435,000

AERIAL MAP:





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

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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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