

Scott Irrigated & Dryland Land Auction

PHILLIPS COUNTY, COLORADO

Thursday, October 27, 2022

Bidding Opens at 8 AM, Closes at 12 PM (noon), MT

**ONLINE
ONLY
Auction**

656±
Total Acres

3 Parcels

Pivot Irrigated
Dryland & Grass



Register to bid 24 hours in advance at reckagri.com



Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

Ben Gardiner, Broker Associate
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Marc Reck, Broker
marcreck@reckagri.com

Auction Info + Location Map

AUCTION PROCEDURE: The SCOTT IRRIGATED & DRYLAND AUCTION is with RESERVE. The property will be offered in three parcels. Competitive bidding will determine the outcome of the auction. Bids will be taken for total purchase price not price per acre. Bidding increments are at the discretion of the Broker.

TERMS: Upon conclusion of the auction, the highest bidder(s) will enter into a contract for the amount of the bid, 15% of the purchase price is due as earnest money, and will be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Sample contract is available within the Detail Brochure.

CLOSING: Closing is on or before December 2, 2022 and to be conducted by Phillips County Abstract. Closing fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by General Warranty Deed, 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). Title commitment is available for review within the Detail Brochure.

POSSESSION: Possession of farmland subject to existing lease for 2022; tenant has rights to graze/bale cornstalks; land shall be available to farm for the 2023 crop season.

PROPERTY CONDITION: Prospective bidders should verify all information contained herein, fully inspect the property, its condition, and to rely on their own conclusions. The property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

WATER RIGHTS & EQUIPMENT: Seller to convey all water rights appurtenant to the property, including Well Permit #19242-FP & #19378-FP.

GROWING CROPS: Seller to retain any rental payments for 2022 crops.

REAL ESTATE TAXES: 2022 R/E taxes due in 2023 to be paid by Seller.

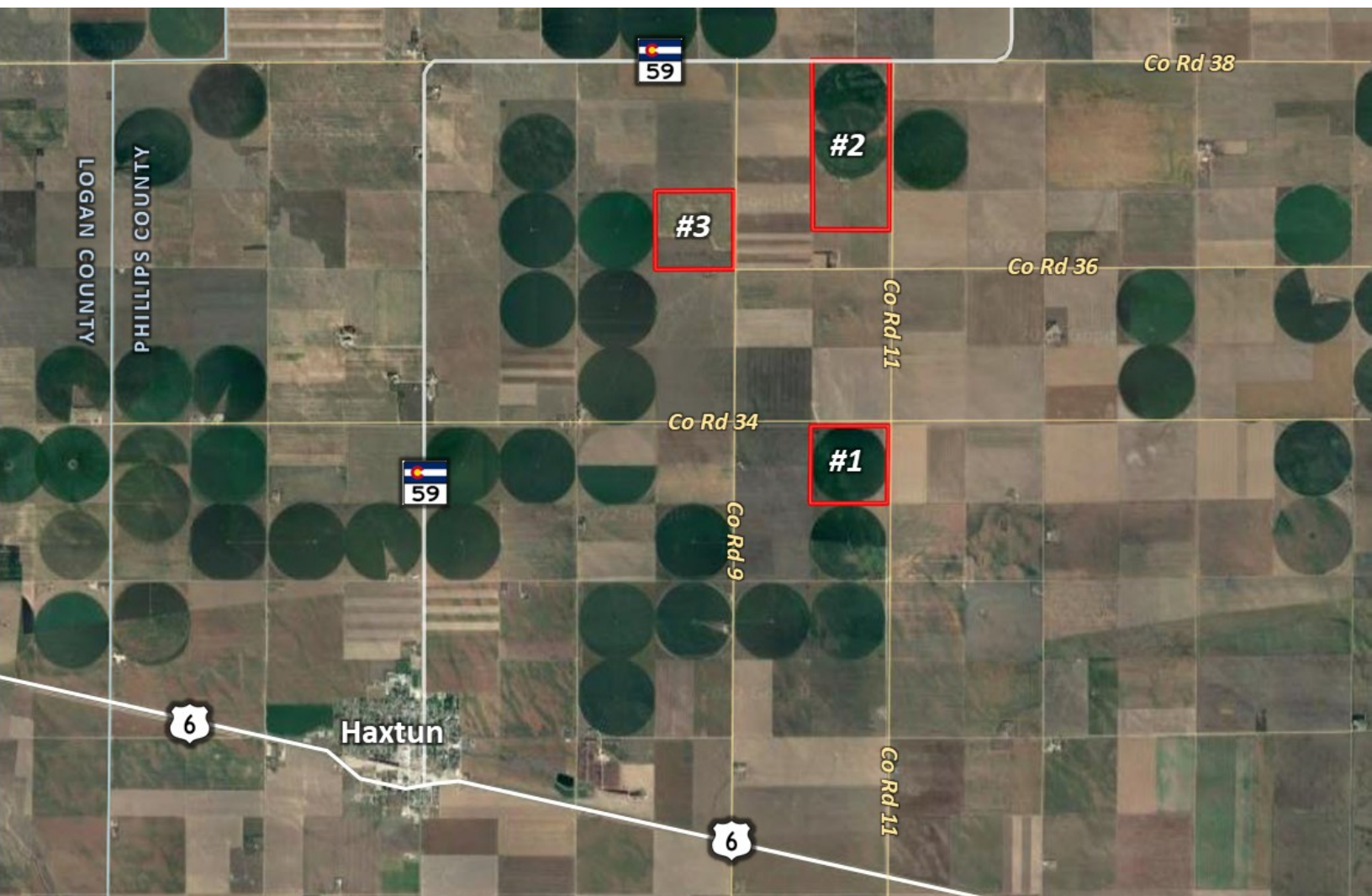
MINERALS: Seller to convey all OWNED mineral rights.

ACREAGES: All stated acreages are approximate and are obtained from FSA and/or County Assessor records. Said records 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.

BIDDER REQUIREMENTS: To register to bid, Buyer(s), prior to the auction, must review and accept the Detail Brochure with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Detail Brochure may be obtained by visiting the SCOTT IRRIGATED & DRYLAND AUCTION property page at www.reckagri.com or by calling Reck Agri Realty & 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. 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 SCOTT IRRIGATED & 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.

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.



Photographs + Parcel Descriptions



Parcel #1:

160.0± total acres with 127.7± ac pivot irrigated, 15.0± ac dryland corners; 14.1± ac grass corners w/ trees. Irrigation Well Permit #19242-FP appropriated for 400 ac-ft, pumping 680± GPM. Zimmatic sprinkler, electric motor/pump. Mostly class III & IV soils. FSA Base: 101.53 ac corn w/ 145 bu yield; 9.89 ac wheat w/ 42 bu yield; 9.35 ac sunflower w/ 758# yield.

LEGAL: NE1/4 Section 14, T8N-R47W

TAXES: \$4,486.20 (2021), incl. \$1,885.00 for RRWCD & \$60.00 for Frenchman GWMD

STARTING BID: \$775,000

Parcel #2:

336.2± total acres with 205.0± ac irrigated under 2 pivots, 109.2± ac dry cropland, and 20.0± ac dry/grass corners. Irrigation Well Permit #19378-FP appropriated for 600 ac-ft, pumping 650± GPM; T-L sprinklers, electric motor/pump. Irrigated class II & III soils, with mostly class IV dryland. FSA Base: 217.76 ac corn w/ 145 bu yield; 21.22 ac wheat w/ 42 bu yield; 20.05 ac sunflower w/ 758# yield.

LEGAL: Lots 1 & 2, NE1/4, N1/2SE1/4 Section 2, T8N-R47W

TAXES: \$6,760.60 (2021), incl. \$2,501.24 for RRWCD & \$90.00 for Frenchman GWMD

STARTING BID: \$1,100,000



Parcel #3:

160.0± total acres with 101.8± ac dry cropland, 56.6± ac grass. Mostly class III & IV soils. FSA Base: 83.91 ac corn w/ 145 bu yield; 8.17 ac wheat w/ 42 bu yield; 7.72 ac sunflower w/ 758# yield.

LEGAL: SE1/4 Section 3, T8N-R47W

TAXES: \$630.32 (2021)

STARTING BID: \$140,000



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ADDRESS SERVICE REQUESTED

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Auction with reserve, featuring three parcels of land located northeast of Haxtun, CO. This is an excellent opportunity to add to your existing operation in a productive area of Phillips County!

