

Riverside Irrigated Quarter Land Auction

MORGAN COUNTY, COLORADO



Thursday, December 15, 2022

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



153.5±
Total Acres

1 Parcel

Irrigated
Cropland
70 Dist. Acres



Register to bid 24 hours in advance at reckagri.com



Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

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Marc Reck, Broker
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Auction Info + Location Map

OVERVIEW: The Riverside Irrigated Quarter Land Auction features an irrigated quarter near Jackson Lake with 70 district acres in Riverside Irrigation District. Offered as a single parcel via an online-only (timed) auction on Thursday, December 15, 2022 from 8 AM to 12 PM (noon), MT.

AUCTION PROCEDURE: The Riverside Irrigated Quarter Land Auction is with RESERVE. The property will be offered in a single parcel. 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 deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Sample contract is available within the Due Diligence Packet.

CLOSING: Closing is on or before January 20, 2023 and to be conducted by Northern Colorado Title. 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 Due Diligence Packet.

POSSESSION: Upon closing.

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 and irrigation equipment appurtenant to the property, including 70 district acres in Riverside Irrigation District.

GROWING CROPS: 65.0± acres alfalfa.

REAL ESTATE TAXES: 2022 R/E taxes due in 2023, to be paid by Seller. 2023 R/E taxes due in 2024, to be paid by Buyer(s).

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 Due Diligence Packet with the full auction terms and conditions, property description, pertinent information, title commitments, and sample contracts. Due Diligence Packet may be obtained by visiting Riverside Irrigated Quarter Land 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 Riverside Irrigated Quarter Land 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 at the time of the sale will take precedence over



Photographs + Parcel Description



153.5± total ac; 130.5± ac pivot irr under Zimmatic sprinkler; corners are dryland. Water rights include 70 district acres in Riverside Irrigation District; Zimmatic sprinkler with newer drops - nozzled at 675 GPM. FSA Base: 80.7 ac corn w/ 138 bu yield; 1.7 ac wheat w/ 53 bu yield. LEGAL: NE1/4, except tract Sec 24, T5N-R60W. TAXES: \$1,644.64 (est.)

STARTING BID: \$620,000



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ADDRESS SERVICE REQUESTED

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We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

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153.5± Total Acres | 1 Parcel

Online
ONLY
Auction

MORGAN COUNTY, COLORADO



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8 AM to 12 PM (noon), MT

Productive irrigated quarter located near Jackson Lake in Morgan County. 130.5± ac under Zimmatic sprinkler. 70 District Acres in Riverside Irrigation District.

