

# Beckman Land Auction

SEDGWICK COUNTY, COLORADO

Thursday, December 8, 2022

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

Online  
ONLY  
Auction

454±  
Total Acres

3 Parcels

Irrigated  
Cropland  
& Grass



Register to bid 24 hours in advance at [reckagri.com](https://reckagri.com)



Office: 970.522.7770 | Toll Free: 800.748.2589

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# Auction Info + Location Map

**OVERVIEW:** The Beckman Land Auction features irrigated cropland and grass in the South Platte River Valley near Ovid, Colorado. Offered in 3 separate parcels via an online-only (timed) auction on Thursday, December 8, 2022 from 8 AM to 12 PM (noon), MT.

**AUCTION PROCEDURE:** The Beckman Land Auction is with RESERVE. The property will be offered in three parcels (not in combination). 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 18, 2023 and to be conducted by Sedgwick County Title. Closing fee to be split 50-50 between Seller and Buyer(s).

**TITLE:** Seller to pass title by General Warranty Deed and/or Trustee's 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 commitments will be available for review within the Due Diligence Packet.

**POSSESSION:** Tenant has rights to graze/bale cornstalks through March 2023; 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 and irrigation equipment appurtenant to the property.

**GROWING CROPS:** Seller to retain any rental payments for 2022 crops. Buyer(s) shall receive cash rental rate on 20± acres of wheat (Parcel #1) to be harvested in 2023 by current tenant.

**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.

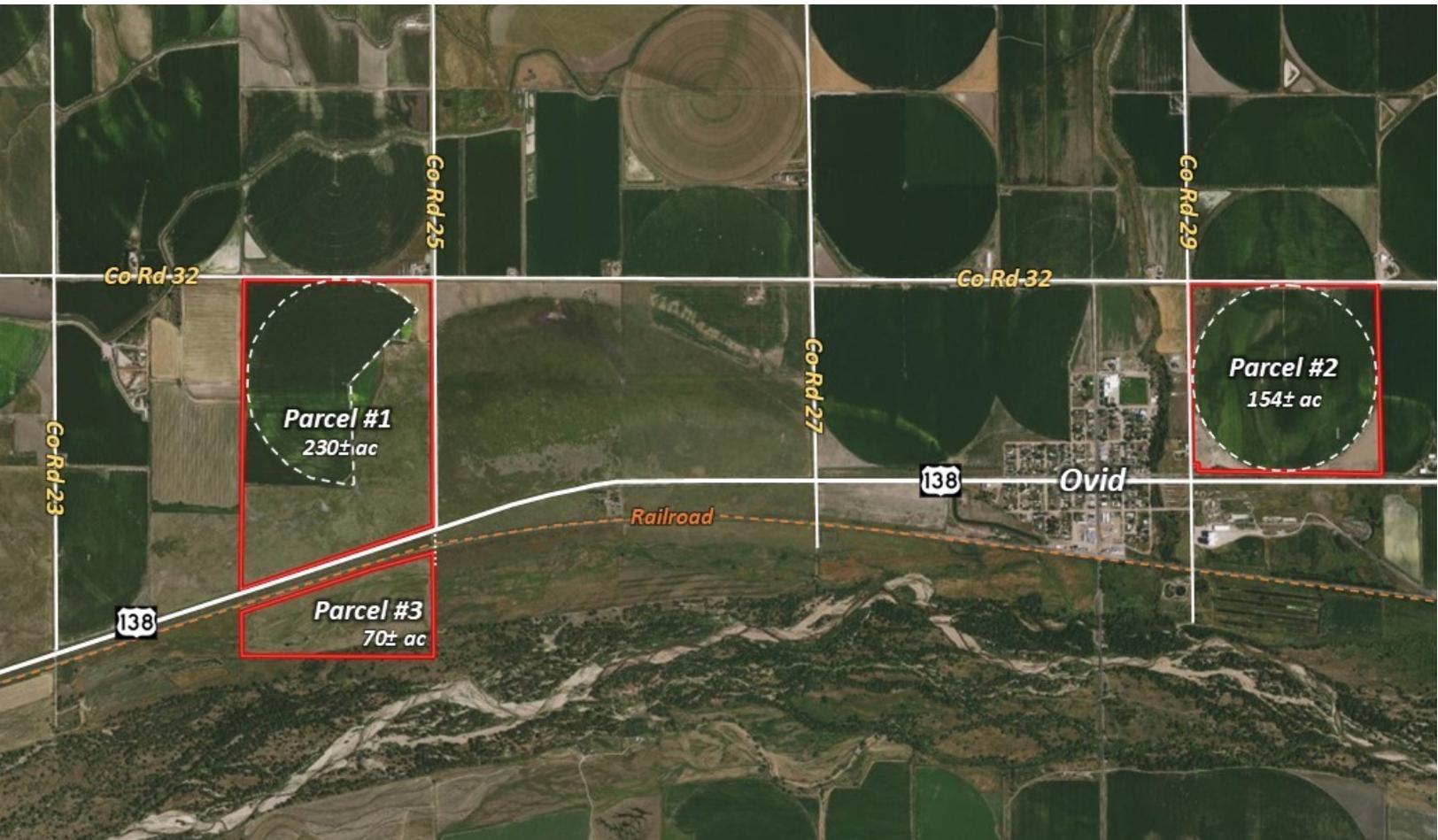
**BIDDER REQUIREMENTS:** Prior to the auction, prospective bidders must review and accept the Due Diligence Packet with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Due Diligence Packet may be obtained by visiting Beckman Land Auction property page at [www.reckagri.com](http://www.reckagri.com) or by calling Reck Agri Realty & Auction. Registration can be completed through our website or by calling the office.

**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 illustrative 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 Beckman 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 any previously printed materials.***



# Photographs + Parcel Descriptions



## Parcel #1

230± Total Acres; 90± ac pivot irr. under Reinke sprinkler; corners can be flood irrigated. Water rights include one share of Peterson Reservoir & Canal Co.; 825± GPM irrigation well aug. by Sedgwick County Well Users. 100± acres of sub-irrigated grass. FSA Base: 9.1 ac wheat w/ 41 bu yield; 121.3 ac corn w/ 133 bu yield; 0.4 ac sorghum w/ 28 bu yield.

LEGAL: E1/2 Sec 1, lying N of Hwy 138 T11N-R46W.  
Est. Taxes: \$1,115

**STARTING BID: \$475,000**

## Parcel #2

154± Total Acres; 124± pivot irr. under Zimmatic sprinkler. Water rights include 140 acre-rights in JID; 650± GPM irrigation well aug. by Sedgwick County Well Users. FSA Base: 86.8 ac corn w/ 122 bu yield.

LEGAL: NW1/4 Sec 4, less tract, T11N-R45W.  
Taxes: \$1,223 JID Assess.: \$3,780

**STARTING BID: \$375,000**

## Parcel #3

70± Total Acres; sub-irrigated grass. Stock well and perimeter fencing - abuts the S. Platte River with some trees on the south end.

LEGAL: E1/2 Sec 1, lying S of Hwy 138 T11N-R46W.  
Est. Taxes: \$75

**STARTING BID: \$40,000**



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454± Total Acres | 3 Parcels



SEDGWICK COUNTY, COLORADO



**Thursday, December 8, 2022**

8 AM to 12 PM (noon), MT

Irrigated cropland and sub-irrigated grass near Ovid with great access along Hwy-138. Offered in 3 separate parcels. Excellent opportunity to expand or invest in the South Platte River Valley.

