

# Shirley CRP Land Auction

WASHINGTON COUNTY, COLORADO

Tuesday, June 27, 2023

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



320±  
Total Acres

2 Parcels

Newer CRP  
Contracts



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



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# Auction Info + Location Map

**OVERVIEW:** The Shirley CRP Land Auction features 2 parcels of CRP in central Washington County, CO. Offered via an online-only (timed) auction on Tuesday, June 27, 2023 starting at 8 AM and "soft" closing at 12 PM (noon), MT.

**AUCTION PROCEDURE:** The "SHIRLEY CRP LAND AUCTION" is an online-only auction with RESERVE. The property will be offered in 2 separate 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, to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Sample contract is available within the Due Diligence Packet.

**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 July 28, 2023. Closing to be conducted by Washington County Title Company and the closing service fee to be split 50-50 between Seller and Buyer(s).

**TITLE:** Seller to pass title by General Warranty Deed and Trustee Deed free and clear of all liens, encumbrances, special assessments levied or assessed, and subject to all easements and restrictions or covenants now of record.

**POSSESSION:** Possession of upon closing.

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

**WATER RIGHTS:** Seller to convey all water rights appurtenant to the property.

**CRP CONTRACTS:** Seller to convey all right, title, and interest to the existing 2 CRP contracts, to the Buyer(s) as successor in interest. October 2023 CRP payments to be prorated to the date of closing. Buyer(s) assumes responsibility of the maintenance

of the CRP acres, the obligations of the CRP contract, and agree to enter into new CRP contract within 60 days after the closing. Buyer(s) assumes responsibility of the costs and penalties if Buyer(s) chooses to terminate the existing contract.

**REAL ESTATE TAXES:** 2023 R/E taxes due in 2024, to be prorated to date of closing.

**MINERALS:** Seller to reserve 50% of non-participating royalty mineral interest for 15 years.

**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 Shirley CRP Land Auction property page at [reckagri.com](http://reckagri.com) or by calling Reck Agri Realty & Auction. Registration can be completed through our website or by calling the office.

**NOTICE TO PROSPECTIVE BUYER(S):** 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 this 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.***





# Parcel Descriptions + Map + Photos



## Description

320.0± total acres offered in two parcels. Newer CRP contracts. Electricity and road frontage (Co Rd LL) for future home site potential. October 2023 CRP payment to be prorated to date of closing. Seller to reserve 50% non-participating royalty mineral interest for 15 years.

### Parcel #1

160.0± total acres | 158.6± ac CRP acres @ \$46.50/ac (Expires 9/30/2032)

0.64± ac mature trees

Accessible via Co Rd LL (east border)

**LEGAL:** NE1/4 of 27, T2N-R51W

**R/E Taxes ('22):** \$447.90

**Starting Bid: \$120,000**

### Parcel #2

160.0± total acres | 134.1± CRP acres @ \$29.45/ac (Expires 9/30/2030)

24.0± acres grass/dry creek bed & trees

Accessible via Co Rd LL (east border) & Co Rd 37 (south border)

**LEGAL:** SE1/4 of 27, T2N-R51W

**R/E Taxes ('22):** \$398.74

**Starting Bid: \$90,000**



Parcel #2 | Grass & Trees



Parcel #2



Parcel #1 | Co Rd LL





PO Box 407, Sterling, CO 80751

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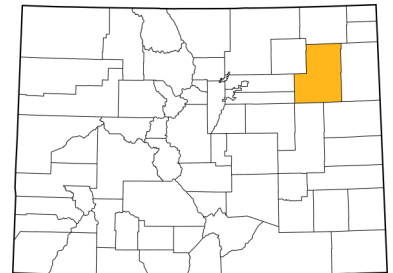
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# Shirley CRP Land Auction

320± Total Acres | 2 Parcels

Online  
ONLY  
Auction

WASHINGTON COUNTY, CO



**Tuesday, June 27, 2023**  
**Bidding Opens at 8 AM,**  
**closing at 12 PM (noon) MT**

Online-only auction featuring two parcels of CRP in central Washington County, Colorado. Two adjacent tracts with newer contracts and future home site potential.

