

ONLINE ONLY AUCTION >

# HAXTUN NORTH LAND AUCTION

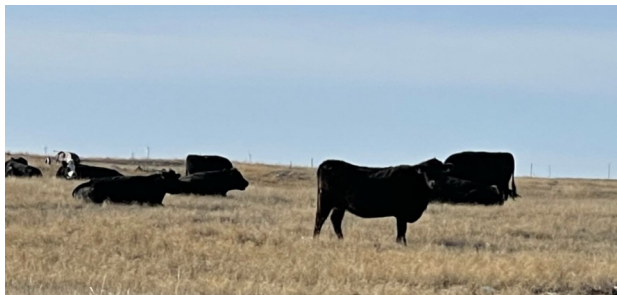
PHILLIPS, LOGAN, & SEDGWICK COUNTIES, CO | 859.5± ACRES

Bidding Opens: February 10, 2021 @ 8:00 am, MT  
Bidding Closes: February 11, 2021 @ 12:00 noon, MT



Listing #202146

**859.5± TOTAL ACRES DRY CROPLAND // PASTURE**  
OFFERED IN 4 SEPARATE PARCELS



**For More Information, Contact:**

Marc Reck, Broker  
marcreck@reckagri.com

Ben Gardiner, Broker Associate  
bgardiner@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.

**OVERVIEW:** Two Haxtun area landowners are offering 859.5± acres of dryland and pasture for sale in 4 parcels at auction. The 4 parcels are located within 8-12 miles to the NW & NE of Haxtun, CO in SW Sedgwick, SE Logan, & NW Phillips Counties. Possession upon closing of all the parcels except for the growing wheat on Parcel #3. Buyer(s) will receive L/L share of growing wheat upon harvest. Parcel #1 is 167.1± acres of level to slightly rolling dryland; Parcel #2 is 81.7± acres of level dryland with 202.5± acres of pasture with 2 L/S wells; Parcel #3 is 248.2± acres of level to undulating dryland; and Parcel #4 is 85.0± acres of level to slightly rolling dryland with 75.0± acres of pasture with a L/S well. State Highway and County Road access. Excellent opportunity to expand your operation and/or current investment portfolio.

**ONLINE BIDDING PROCEDURE:** The Haxtun North Property will be offered for sale in 4 parcels. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on February 10, 2021. The auction will "soft close" @ 12:00 noon, MT on February 11, 2021. Bidding remains open on all parcels as long as there is continued bidding on 1 or more of the parcels. Bidding will close when 5 minutes have passed with no new bids on 1 or more of the parcels. Bidders may bid on any and/or all parcels at any time before bidding closes.

To bid at the online auction:

1. Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit [www.reckagri.com](http://www.reckagri.com) and click on the Haxtun North Land Auction property page to register to bid.
2. Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below.
3. 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 loan 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 Haxtun North Land Auction property page at [www.reckagri.com](http://www.reckagri.com) or by calling Reck Agri Realty & Auction.

**SALE TERMS/PROCEDURE:** The "HAXTUN NORTH LAND AUCTION" with RESERVE is an

online only auction with RESERVE. The Haxtun North property to be offered as 4 parcels. Competitive bids will determine the outcome of the auction. Sellers reserve the right to accept or reject any and all bids. 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 is not 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 March 12, 2021. Closing to be conducted by Stewart Title of Sterling and the closing service fee to be split 50-50 between Sellers and Buyer(s).

**TITLE:** Sellers to pass title by PR Deed for Parcels #1 & #2 and Warranty Deed for Parcels #3 & #4. All parcels are being conveyed 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 Sellers 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 after closing. Property to be sold subject to existing roads and highways and other matters affected by title documents shown within the title commitment. 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 property upon closing except for the growing wheat on Parcel #3 which is upon 2021 harvest.

**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 Sellers.

**WATER RIGHTS & EQUIPMENT:** Sellers to convey all water rights appurtenant to the property including 3 livestock wells.

**GROWING CROPS:** Buyer(s) to receive landlord share of growing wheat on Parcel #3.

**FSA DETERMINATION:** FSA base acres and yields to pass with the Parcels as designated within the detail brochure.

**REAL ESTATE TAXES:** 2021 real estate taxes due in 2022 and thereafter paid by Buyer(s).

**LEGAL DESCRIPTION:** Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. Seller to provide a survey of the excluded tract on Parcel #2.

**MINERALS:** Parcels #1 & #2: Seller to convey all OWNED mineral rights to Buyer(s). Parcels #3 & #4: Seller to reserve 50% of the OWNED mineral rights for 20 years.

**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.

**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 Sellers 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 Sellers. 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 "HAXTUN NORTH 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. Bidding increments are at the discretion of the Broker.

# MAPS + PROPERTY DESCRIPTIONS

## PARCEL DESCRIPTIONS

**PARCEL #1: DRYLAND:** 167.1± ac; From Haxtun, CO, 4.4 mi N; Legal: Lots 1, 2, 3, & 4 of 5, T8N, R47W, Phillips Cty; 167.1± ac corn stalks; R/E Taxes: \$881.84.

**STARTING BID: \$170,000**

**PARCEL #2: PASTURE & DRYLAND:** 284.2± ac; 202.5± pasture, 81.7± ac dryland; From Haxtun, CO, 4.6 mi N, 1.3 mi W, 1 mi N; Legal: S1/2 of 25, T9N, R48W less 42 ac tract, Logan Cty; 2 - Sub L/S wells; 81.7± corn stalks. R/E Taxes: \$472.96.

**STARTING BID: \$165,000**

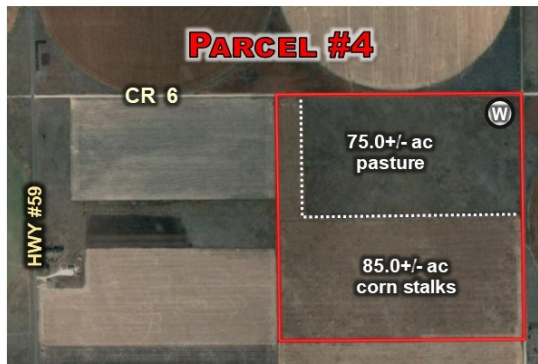
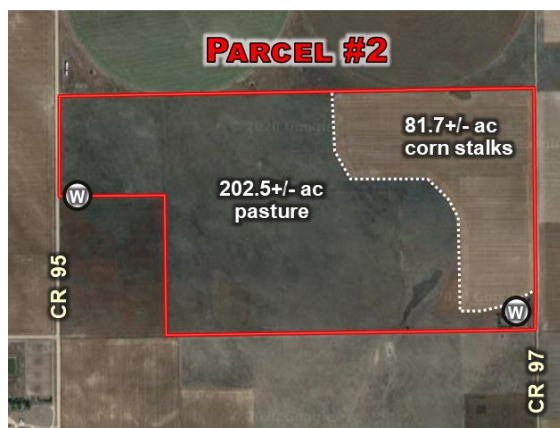
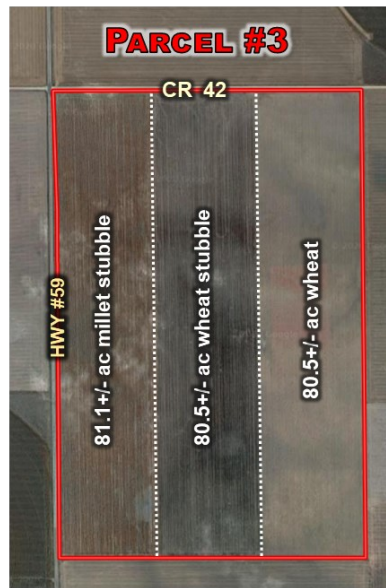
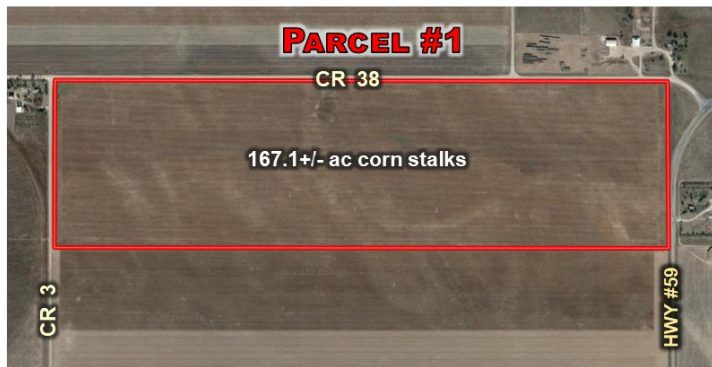
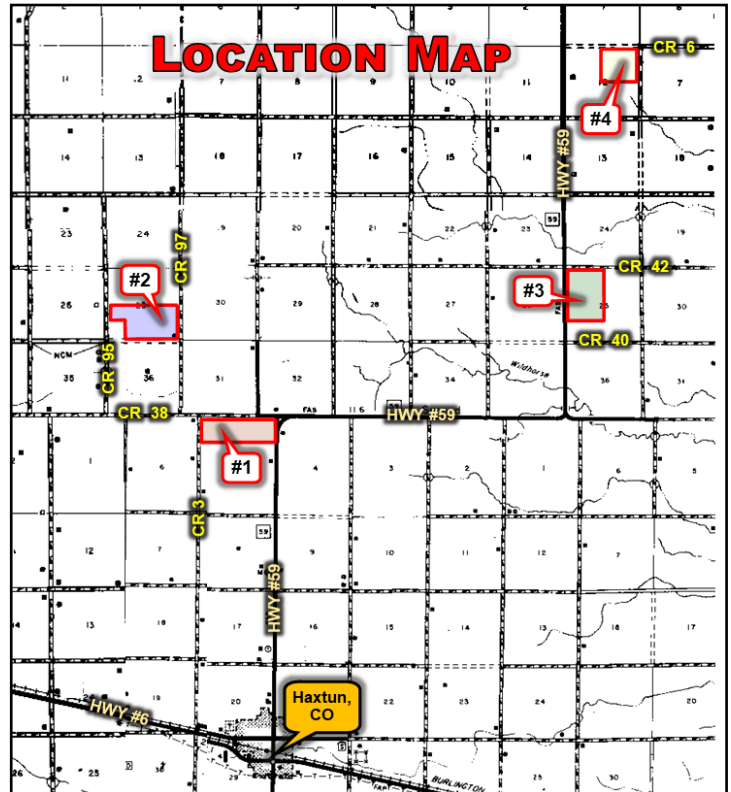
**PARCEL #3 - DRYLAND:** 248.2± ac; 242.1± ac dryland, 6.1± ac rds; From Haxtun, CO, 4.4 mi N, 3.8 mi E, 1.3 mi N; Legal: NW1/4 & N1/2SW1/4 of 25, T9N, R47W, Phillips Cty; 80.5± ac wheat, Balance millet & wheat stubble; R/E Taxes: \$1,415.44.

**STARTING BID: \$235,000**

**PARCEL #4 - PASTURE & DRYLAND:** 160.0± ac; 75.0± ac pasture, 85.0± ac corn stalks; Sub L/S well; From Haxtun, CO, 4.4 mi N, 3.8 mi E, 5.1 mi N, 1/2 mi E; Legal: NE1/4 of 12, T9N, R47W, Sedgwick Cty; R/E Taxes: \$376.30.

**STARTING BID: \$160,000**

## LOCATION MAP:



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 "HAXTUN NORTH LAND AUCTION" on our website: [www.reckagri.com](http://www.reckagri.com).

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535 E Chestnut St // PO Box 407 // Sterling, CO // 970.522.7770

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Watch ONLINE on the  
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Register for online  
bidding 24 hrs in  
advance.

**FEBRUARY 2021**

SUN	MON	TUE	WED	THU	FRI	SAT
	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						

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# HAXTUN NORTH LAND AUCTION

PHILLIPS, LOGAN, & SEDGWICK COUNTIES, CO | 859.5± ACRES>> 4 PARCELS



**FEBRUARY 10-11, 2021 // DRY CROPLAND // PASTURE**