LAND AUCTION ›

RICHARD JONES IRRIGATION AUCTION

NO RESERVE

MORGAN COUNTY, CO | 80± ACRES

Tuesday, April 27, 2021 @ 10:30 am, MT
Country Steak Out, 19592 E 8th Ave, Fort Morgan, CO

46 Riverside District Acres - 3 Riverside Private Rights

RECK AGRI
REALTY & AUCTION

80± ACRES + 46 RIVERSIDE DISTRICT ACRES AND 3 PRIVATE RIGHTS

OFFERED AS 1 PARCEL, 6 WATER LOTS, 2 COMBOS, FARM & SINGLE UNITS

For More Information, Contact:

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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.

AUCTION DATE/TIME/LOCATION: Richard Jones Irrigation Auction will be held Tuesday, April 27, 2021 @ 10:30 am MT at the Country Steak Out, 19592 E 8th Ave, Fort Morgan, CO.

SALE TERMS/PROCEDURES: The "RICHARD JONES IRRIGATION AUCTION" is a land auction with no reserve. Competitive bids will determine outcome of auction and the Seller to enter into a contract to purchase with the highest bidder(s). Property to be offered in 1 parcel, 6 water lots, 2 combos, farm unit and as a single unit. The parcel, water lots, combos, farm unit, and single unit will be offered in the sale order as stated within the brochure. The parcel, water lots, combos, farm unit, and single unit will compete to determine the highest aggregate bid(s). Seller agrees not to accept and negotiate any contracts to purchase prior to auction date. Bids will be taken for total purchase price not price per acre.

SIGNING OF PURCHASE CONTRACT: Immediately following the conclusion 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 & Water 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 will not be contingent upon financing.** Terms and conditions in the detail brochure and oral 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 June 11, 2021. Closing to be conducted by Northern Colorado Title Services and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by General Warranty Deed free and clear of all liens. Title Insurance to be used as evidence of marketable title for the real estate and cost of the premium to be split 50-50 between Seller 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 in an amount equal to the Purchase Price after closing. Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations and minerals reserved by Seller as shown within these Terms and Conditions; and other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record. Title commitment is 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. Water will transfer by petition of exclusion/inclusion and/or assignment of stock certificate. The title to the water will not be insured.

POSSESSION: Possession of Parcel #1 and the use of the irrigation water upon closing.

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 Seller.

WATER RIGHTS & EQUIPMENT: Seller to convey all Seller's water rights, water wells and irrigation equipment, reservoir rights, lateral rights, and all easements and rights-of-way associated with said water rights, all rights to transport, convey, and deliver water from said water rights through canals, ditches, and laterals; and all livestock wells appurtenant to the property, including but not limited to the following: all water rights thereof by virtue of the inclusion therein of the above real estate within the boundaries of the Riverside Irrigation District, being 46 district acres, 3 Riverside Private Rights, and 2 irrigation wells. The water rights are subject to the rules, regulations, and limitations of the Colorado Department of Water Resources, and Riverside Irrigation District. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, adequacy and/or delivery of ditch water and stream flows, and pumping rates/adequacy of pit pumps and condition of all irrigation equipment. Buyer(s) to pay for 2021 crop year irrigation assessments. If Water Lots #2A - #3C sell separately from Parcel #1, Seller to file the necessary petitions with Riverside Irrigation District for inclusion/exclusions and/or assign the Riverside private rights to the Buyer(s). Terms and conditions of the inclusion/exclusion will be outlined in the detail brochure. The sale of Parcel #1 and Water Lots #2A - #2C will be subject to approval of the Riverside Irrigation District to include/exclude the 46 district acres.

GROWING CROPS: No growing crops.

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

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

MINERALS: No mineral rights are available to transfer, they have been previously conveyed.

NOXIOUS WEEDS & CHEMICALS: 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, detail brochure, and visual presentation at the auction are approximate and are obtained from the FSA aerial photos and/or county assessor records. The county assessor records and/or FSA aerial photos 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 stated at the auction.

PERSONAL PROPERTY: Personal property located on the property to be excluded from the auction. Seller shall have 60 days after closing to remove from the property. Any personal property remaining on the property 90 days after closing shall become the property of the Buyer(s).

BIDDER REQUIREMENTS: Prior to auction, Buyer(s) to review the terms and conditions as set forth in the Detail Brochure. Detail Brochure may be obtained by visiting auction property page at www.reckagri.com, or by calling Reck Agri Realty & Auction. Bidding via cell phone, internet, and/or bidding on someone's behalf, must be approved by Reck Agri Realty & Auction 24 hours prior to 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. 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. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker. Announcements made by Reck Agri Realty & Auction, at the time of sale will take precedence over

MAPS + DESCRIPTIONS

PARCEL DESCRIPTIONS

PARCEL #1	80± ac; 64.2± ac farmable, 15.8± improvement site & Wildcat Creek bottom; Legal: S1/2SE1/4 of 3, T4N, R57W; Location: From Fort Morgan, CO, 4 miles north, 2.5 miles east, 1.3 miles north, and .5 miles east. Older home & outbldgs. 2 - irrigation wells (cannot be used if Riverside water is sold separately), No Riverside Irrigation water being sold with this parcel; R/E Taxes: $1,324
WATER LOT #2A	10 Riverside District Acres
WATER LOT #2B	16 Riverside District Acres
WATER LOT #2C	20 Riverside District Acres
COMBO #2	46 Riverside District Acres
FARM UNIT	Parcel #1, Water Lots #2A, #2B, & #2C
WATER LOT #3A	1 Riverside Private Right
WATER LOT #3B	1 Riverside Private Right
WATER LOT #3C	1 Riverside Private Right
COMBO #3	3 Riverside Private Rights
SINGLE UNIT	Parcel #1, Water Lots #2A, #2B, #2C, #3A, #3B, & #3C

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any previously printed material or other oral statements. Reck Agri Realty & Auction does not offer broker participation for the "RICHARD JONES IRRIGATION 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.

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Reck means results

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Watch ONLINE at www.reckagri.com

Register for online bidding 24 hrs in advance.

April 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				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	29	30	

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