

ONLINE ONLY AUCTION >

# NW YUMA CTY DRYLAND AUCTION

YUMA COUNTY, CO | 160± ACRES

Bidding Opens: September 15, 2021 @ 8:00 am, MT  
Bidding Closes: September 16, 2021 @ 12:00 noon, MT



**160± TOTAL ACRES DRY CROPLAND**  
OFFERED IN 1 PARCEL



**For More Information, Contact:**

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**Marc Reck**, Broker  
marcreck@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:** NW Yuma Cty Dryland Auction features a nice quarter-section of dryland in a productive area of northwestern Yuma County. All tillable acres are currently planted to millet with possession available this fall after millet is harvested. Level to gently sloping terrain with mostly Class IV soils. Great opportunity to expand or invest in this area where land seldom becomes available for sale.

**ONLINE BIDDING PROCEDURE:** The NW YUMA CTY DRYLAND Property will be offered for sale in one (1) parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on Wednesday, September 15, 2021. The auction will "soft close" @ 12:00 noon, MT on Thursday, September 16, 2021. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid 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 NW YUMA CTY DRYLAND 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 NW YUMA CTY DRYLAND AUCTION property page at [www.reckagri.com](http://www.reckagri.com) or by calling Reck Agri Realty & Auction.

**SALE TERMS/PROCEDURE:** The NW YUMA CTY DRYLAND AUCTION with RESERVE is an online only auction with RESERVE. The NW YUMA CTY DRYLAND AUCTION property to be offered as one (1) parcel. Competitive bids will determine the outcome of the auction. Seller reserves the right to accept or reject any and all bids. 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 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 will not be 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 Friday, October 15, 2021. Closing to be conducted by Yuma County Abstract and the closing service fee to be split 50-50 between Seller and Buyer(s).

**TITLE:** Seller to pass title by Warranty Deed 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 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 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 (Land).

**LEASE/POSSESSION:** Current farm lease expires August 31, 2021. Possession to be delivered to Buyer(s) upon harvest of said millet crop.

**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.

**GROWING CROPS:** No crops included for the 2021 season.

**FSA DETERMINATION:** FSA base acres and yields to pass with the Parcel as designated within the Detail Brochure. Buyer(s) and Seller, at closing, to sign a memorandum of understanding stating the base acres and yields as designated within the Detail Brochure.

**REAL ESTATE TAXES:** 2021 real estate taxes due in 2022 to be paid by Seller at closing.

**LEGAL DESCRIPTION:** Legal descriptions are

subject to existing fence/field boundaries or land-use trades, if any.

**MINERALS:** Seller to convey all OWNED mineral rights to Buyer(s).

**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 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. Property is being 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. Reck Agri Realty & Auction does not offer broker participation for the NW YUMA CTY DRYLAND 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.

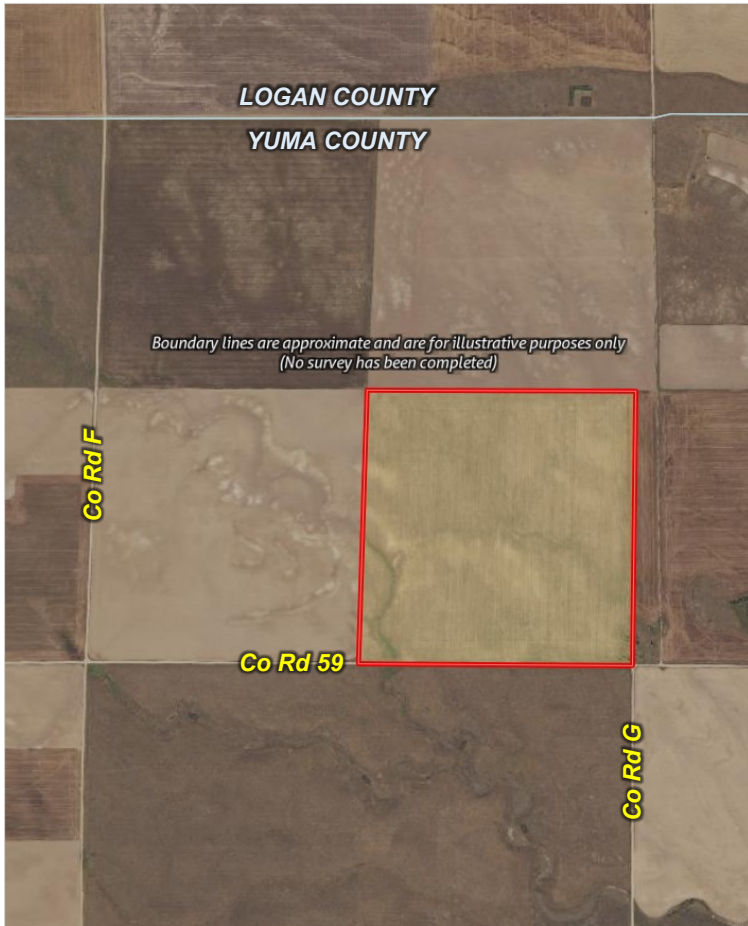
**A DETAIL BROCHURE** is available upon request and is REQUIRED to bid at the auction, via cell phone, or online bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, Contract to Buy and Sell Real Estate (Land). For additional color photos visit "NW YUMA CTY DRYLAND AUCTION" on our website: [www.reckagri.com](http://www.reckagri.com).

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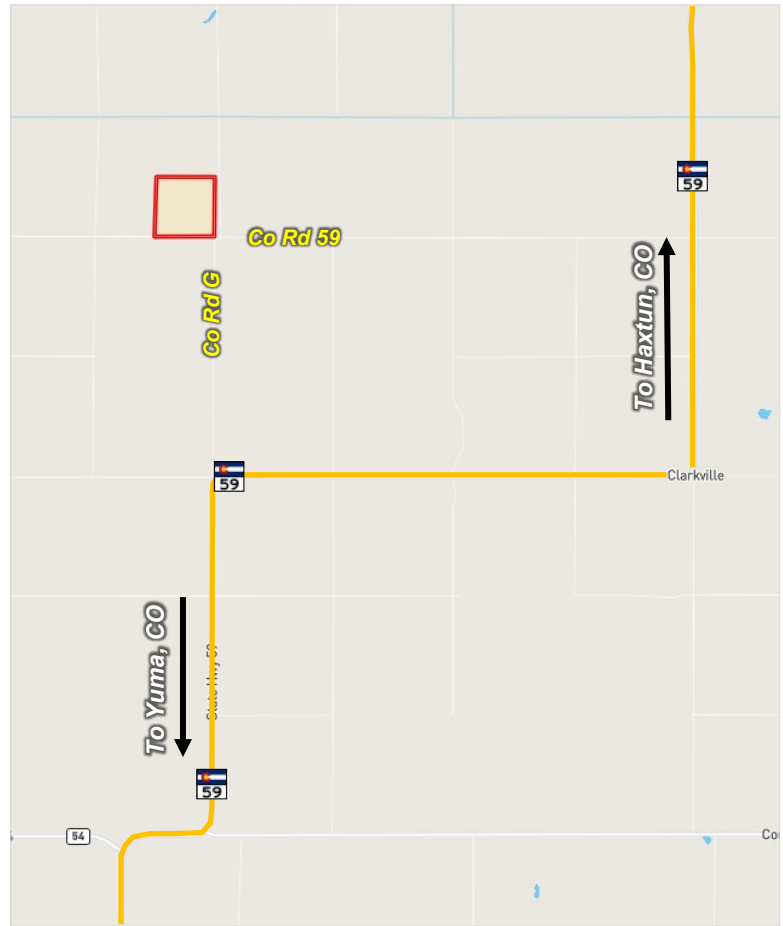


# MAPS + PARCEL DESCRIPTION

## AERIAL MAP:



## LOCATION MAP:



## PARCEL DESCRIPTION:

160± total acres with 152.4± tillable acres. Nearly level to gently sloping terrain with mostly Class IV soils. All tillable acres are planted to millet; possession available after harvest of millet this fall. Legal: SE1/4 of Sec 3, T5N, R48W, Yuma County, CO. R/E Taxes: \$472.40.

**Starting Bid: \$125,000**





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Watch ONLINE on the  
Reck Agri App.

Register for online  
bidding 24 hrs in  
advance.

**SEPTEMBER 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	29	30		

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YUMA COUNTY, CO | 160± ACRES >> 1 PARCEL



**SEPTEMBER 15-16, 2021 // DRY CROPLAND**