

LIVE AUCTION >

BOX RANCH AUCTION

WELD COUNTY, CO | 3,043± ACRES

Friday, November 12, 2021, 10:30 am MT
Reck Agri Auction Center, Sterling, CO



Listing #9021A06

No Reserve!

3,043± TOTAL ACRES // PASTURE & CRP
OFFERED IN 4 PARCELS, 1 COMBO & SINGLE UNIT



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: Friday, November 12, 2021 at 10:30 am MT @ Reck Agri Auction Center, Sterling, CO. In the event of inclement weather, visit reckagri.com or our Facebook page.

OVERVIEW: The heirs of Allen Box are offering their 3,043± acre Colorado ranch for sale at auction with NO RESERVE! Situated northeast of New Raymer in eastern Weld County, CO, the ranch consists primarily of native grasslands with 370± acres enrolled in CRP. Offered in 4 Parcels, 1 Combo, and as a Single Unit, this property has something for everyone - featuring excellent grass and diverse topography with rolling hills, ravines, and South Pawnee Creek with spring-fed ponds.

PROPERTY LOCATION: The Box Ranch is situated 4 to 9± miles northeast of New Raymer, CO and State Highway 14.

SALE TERMS/PROCEDURE: The "BOX RANCH AUCTION" is a land auction with NO RESERVE. Competitive bids will determine the outcome of the auction and the Seller to enter into a contract to purchase with the highest bidder(s). Property to be offered in 4 Parcels, 1 Combo, and as a Single Unit. The parcels, combo, and single unit will be offered in the sale order as stated within the brochure. The parcels, combo, 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 (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 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 December 15, 2021. Closing to be conducted by Fidelity National 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, encumbrances, special assessments levied or assessed, and subject to all easements and restrictions or covenants now of record. 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). 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), except Buyer(s) to pay for cost of loan title insurance policy, if applicable. 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.

POSSESSION: Possession upon closing.

PAWNEE GRAZING ASSOCIATION: There is no guarantee Seller's membership will be accepted and/or transferred to the Buyer(s).

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 water rights appurtenant to the property to Buyer(s).

CRP CONTRACTS: Seller to convey all right, title, and interest to the newly enrolled CRP contract to the Buyer(s) as successor in interest. Seller to convey the October 2022 CRP payment to Buyer(s). 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: 2021 real estate taxes due in 2022 to be prorated to the day of closing.

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

MINERALS: No mineral rights are being conveyed to the Buyer(s).

ACREAGES: All stated acreages in the initial brochure, detail brochure, and visual presentation at the auction 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 stated at the auction.

1031 EXCHANGE: It is understood and agreed that one of the Seller(s) may desire to sell the property which is the subject of this Auction in a "tax free" exchange under Section 1031 of the Internal Revenue Code of 1986, as amended. If one of the Seller(s) elects to complete a 1031 Exchange, Buyer(s) agree to cooperate, but is not required to incur any additional expense or risk.

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.

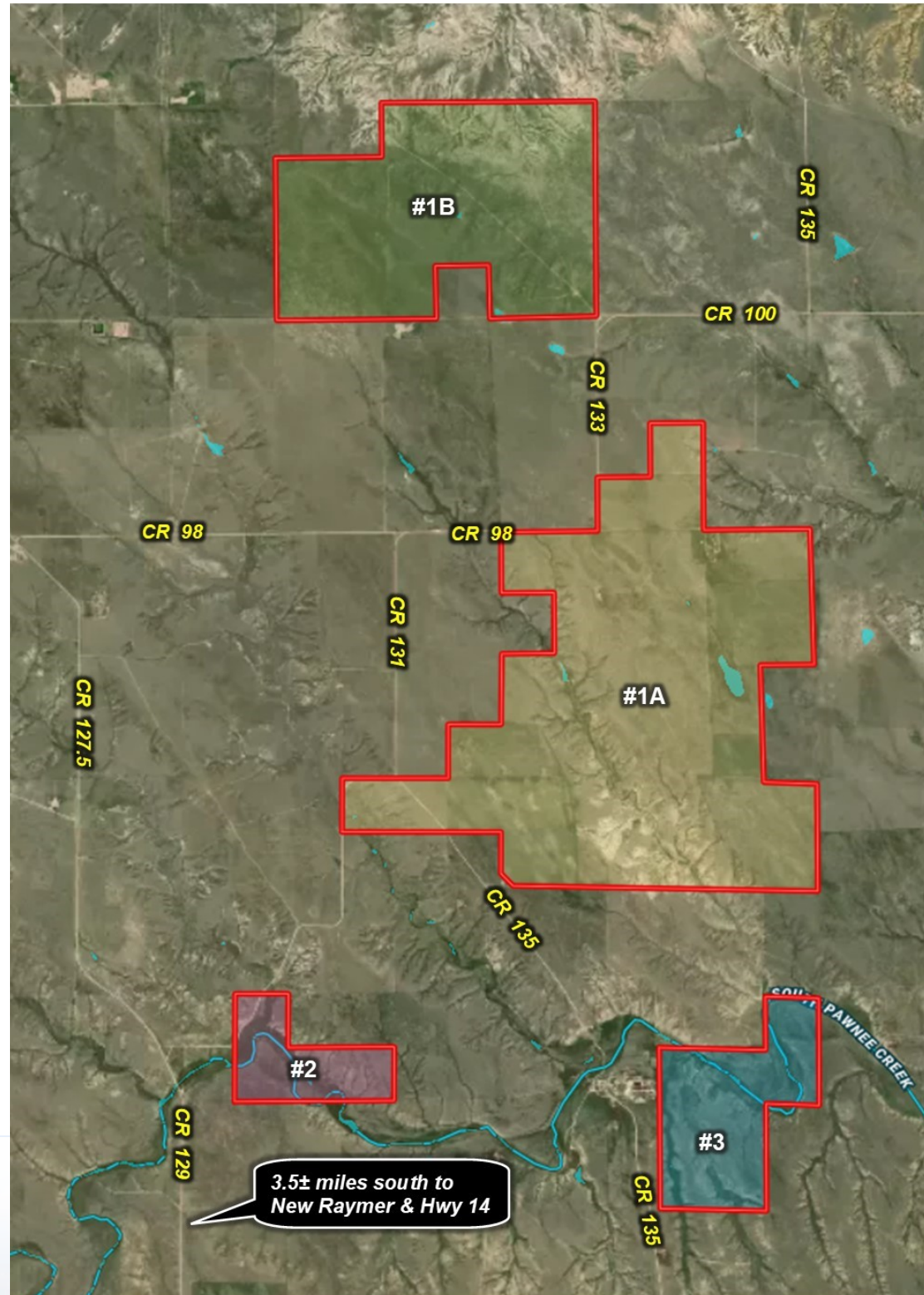
ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, 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 any previously printed material or other oral statements. Reck Agri Realty & Auction does not offer broker participation for the "BOX RANCH 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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MAP + PARCEL DESCRIPTIONS

AERIAL MAP:



PARCEL DESCRIPTIONS:

Parcel #1A—1,716.5± total acres; 1,346.5± ac pasture; 370.0± ac CRP with new 10-year contract. Livestock well with tanks.

Parcel #1B—846.4± total acres pasture. Stock water supplied via well and underground pipeline from Parcel #1A. Two stock tanks.

Combo #1 (#1A & #1B) — 2,562.9± total acres; 2,192.9± ac pasture; 370.0± ac CRP with new 10-year contract.

Stock well on Parcel #1A is piped underground to #1B. If parcels sell separately, a shared well use easement/agreement will be executed.

Parcel #2—160.3± total acres pasture along South Pawnee Creek. Water supplied by spring-fed pond along creek.

Parcel #3—319.7± total acres pasture along South Pawnee Creek. Water supplied by spring-fed pond(s) along creek.

Single Unit (#1A, #1B, #2 & #3) — 3,042.9± total acres; 2,672.9± ac pasture; 370.0± ac CRP with new 10-year contract.

Request a [Detail Brochure](#) for more information on fence locations, stock well(s), pipelines and tank locations, CRP details, taxes, etc.





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

reckagri.com

PO Box 407 // Sterling, CO 80751
ADDRESS SERVICE REQUESTED

VISIT **RECKAGRI.COM**

Register for online
bidding 24 hrs in
advance.

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November 2021

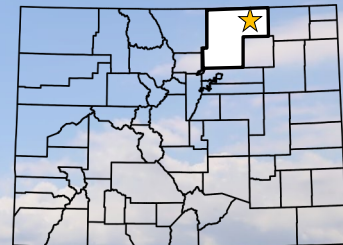
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NOVEMBER 12, 2021 // PASTURE & CRP