

LIVE AUCTION >

# MOREAN FELZIEN ESTATE DRYLAND AUCTION

LOGAN COUNTY, CO | 1,102± ACRES

Tuesday, January 18, 2022, 10:30 am MT  
Reck Agri Auction Center, Sterling, CO



Listing #1121A09

**1,102± TOTAL ACRES // DRY CROPLAND**

OFFERED IN 5 PARCELS, 2 COMBOS, NORTH UNIT & SINGLE UNIT



**For More Information, Contact:**

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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.

**AUCTION DATE/TIME:** Tuesday, January 18, 2022 at 10:30 am MT @ Reck Agri Auction Center, Sterling, CO. In the event of inclement weather, visit [reckagri.com](http://reckagri.com) or our Facebook page.

**OVERVIEW:** The Morean Felzien Estate is offering their property for sale at auction! This auction features five parcels of dryland in Logan County, Colorado. Featuring 1,102.6± total acres offered in 5 Parcels, 2 Combos, North Unit, and Single Unit. Rare opportunity to add to current operation or purchase as an investment.

**PROPERTY LOCATION:** The Morean Felzien Estate property is situated 10± to 17± miles southeast of Sterling, CO near Highway 61.

**SALE TERMS/PROCEDURE:** The "MOREAN FELZIEN ESTATE DRYLAND AUCTION" is a land auction with RESERVE. The Felzien property to be offered as a "MULTI PARCEL" Auction in 5 Parcels, 2 Combos, north unit, and single unit will be offered in the sale order as stated within the brochure. The parcels, combos, and units will compete to determine the highest aggregate bid(s). 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 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 February 18, 2022. Closing to be conducted by Northeast Colorado Title Company and the closing service fee to be split 50-50 between Seller and Buyer(s).

**TITLE:** Seller to pass title by Personal Representative 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. 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.

**POSSESSION:** Possession of wheat stubble upon closing. Possession of planted wheat after 2022 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 Seller.

**WATER RIGHTS:** Buyer(s) shall receive whatever interest, if any, Seller has in any water rights appurtenant to the property.

**GROWING CROPS:** Seller to convey to Buyer(s) landlord's share of wheat currently planted to be harvested in 2022. Buyer(s) to accept transfer of indemnity of crop insurance and pay premium at closing.

**FSA DETERMINATION:** FSA base acres and yields to pass with the Parcels, Combos, or Units 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:** 2022 real estate taxes due in 2023, and thereafter, to be paid by Buyer.

**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 & 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 aerial photos from the FSA office. The coun-

ty 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.

**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](http://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.

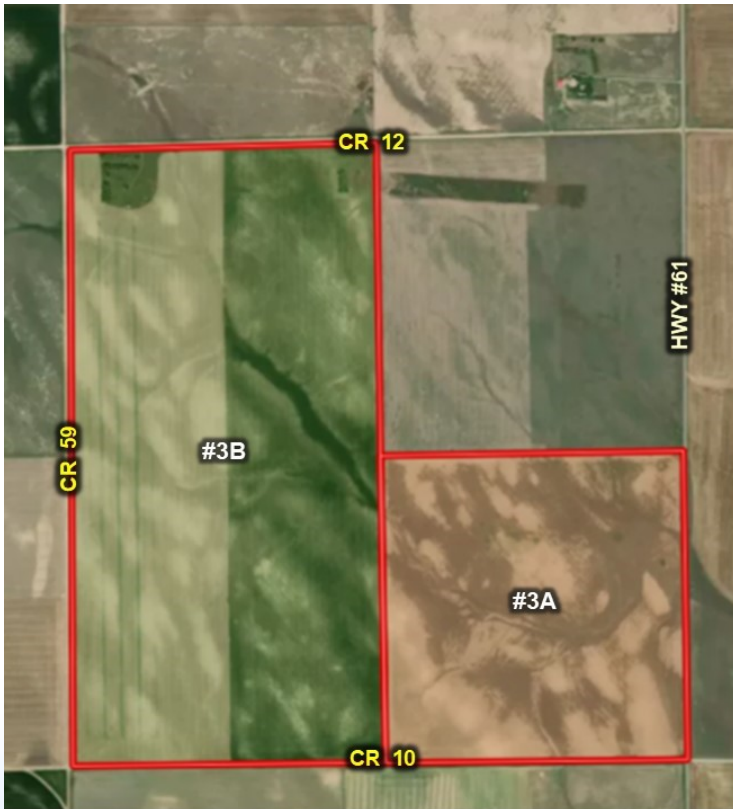
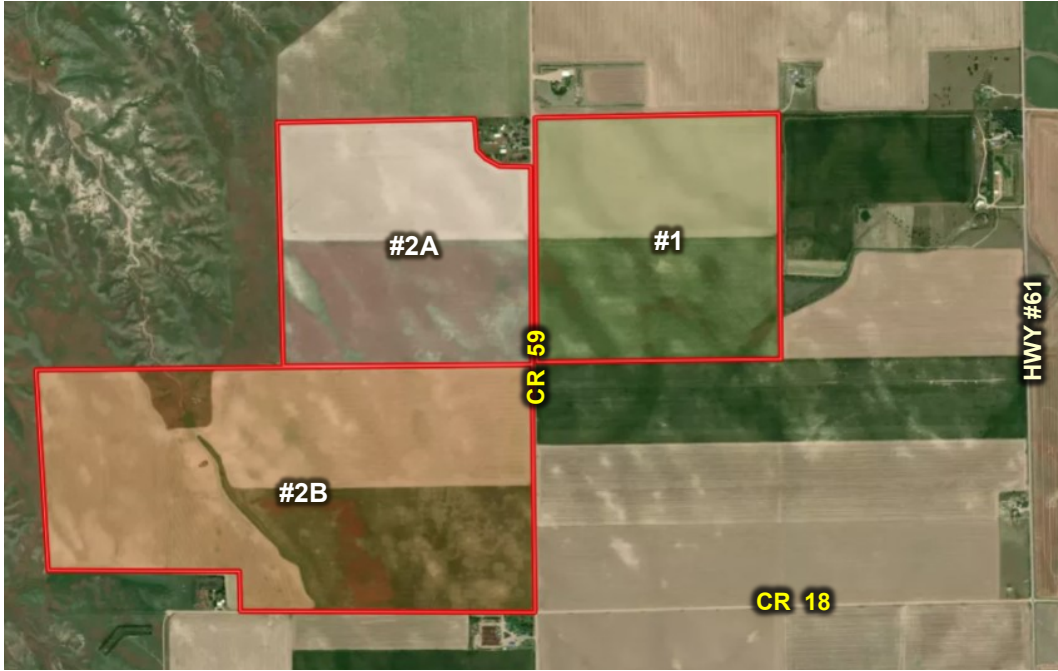
**ANNOUNCEMENTS:** The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the 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 "MOREAN FELZIEN ESTATE 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.

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# MAP + PARCEL DESCRIPTIONS

## AERIAL MAPS:



## PARCEL DESCRIPTIONS:

**Parcel #1** — 160.3± ac cropland w/ .7± ac rds/waste; 80.8± ac planted to wheat, 79.5± ac in proso stubble. FSA base: 96.8 ac wheat w/ 30 bu PLC yield. Legal: NW1/4 Sec 24, T7N-R51W. 2020 Taxes: \$606.60.

**Parcel #2A** — 154.0± ac cropland w/ 6.0± ac rds/waste; 74.0± ac planted to wheat, 80.0± ac in proso stubble. FSA base: 93.0 ac wheat w/ 30 bu PLC yield. Legal: NE1/4 Sec 23, T7N-R51W less tract. 2020 Taxes: \$651.52.

**Parcel #2B** — 295.8± ac cropland; 164.3± ac planted to wheat, 131.5± ac in wheat stubble. FSA base: 178.6 ac wheat w/ 30 bu PLC yield. Legal: S1/2 Sec 23, T7N-R51W less tract. 2020 Taxes: \$929.34.

**Combo #2 (#2A & #2B)** — 449.8± ac cropland w/ 6.0± ac rds/waste; 238.3± ac planted to wheat, 131.5± ac in wheat stubble, 80.0± ac in proso stubble. FSA base: 271.6 ac wheat w/ 30 bu PLC yield. 2020 Taxes: \$1,580.86.

**North Unit (#1, #2A & #2B)** — 610.1± ac cropland w/ 6.7± ac rds/waste; 319.1± ac planted to wheat, 131.5± ac in wheat stubble, 159.5± ac in proso stubble. FSA base: 368.4 ac wheat w/ 30 bu PLC yield. 2020 Taxes: \$2,187.46.

**Parcel #3A** — 158.7± ac cropland; 158.7± ac planted to wheat. FSA base: 95.9 ac wheat w/ 30.0 bu PLC yield. Legal: SE1/4 Sec 12, T6N-R51W less tract. 2020 Taxes: \$444.32.

**Parcel #3B** — 314.0± ac cropland w/ 13.1± ac rds/waste; 157.0± ac in wheat stubble, 157.0± ac in proso stubble. FSA base: 189.6 ac wheat w/ 30 bu PLC yield. Legal: W1/2 Sec 12, T6N-R51W. 2020 Taxes: \$926.10.

**Combo #3 (#3A & #3B)** — 472.7± ac cropland w/13.1± ac rds/waste; 158.7± ac planted to wheat, 157.0± ac in wheat stubble, 157.0± ac in proso stubble. FSA base: 285.5 ac wheat w/ 30 bu PLC yield. 2020 Taxes: \$1,370.42.

**Single Unit (#1, #2A, #2B, #3A & #3B)** — 1,082.8± ac cropland w/ 19.8± ac rds/waste; 477.8± ac planted to wheat, 288.5± ac in wheat stubble, 316.5± ac in proso stubble. FSA base: 653.9 ac wheat w/ 30 bu PLC yield. 2020 Taxes: \$3,557.88.

*Request a [Detail Brochure](#) for more information.*





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reckagri.com

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

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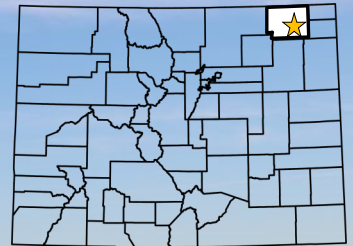
**JANUARY 2022**

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