

ONLINE ONLY AUCTION >

# SW SEDGWICK COUNTY DRYLAND AUCTION

SEDGWICK COUNTY, CO | 163± ACRES

Bidding Opens @ 8:00 am and Closes @ 12 noon on  
May 3, 2022



Listing #8121A18

**163± TOTAL ACRES DRY CROPLAND**  
OFFERED AS 1 PARCEL



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.

**OVERVIEW:** 163.4± acres dryland being offered for sale at an Online Only Auction. Property is located 12 miles NE of Haxtun, CO in Sedgwick County. Immediate possession. Currently in corn stalks. Primarily class III soils with areas of class IV. Seller to reserve 50% of minerals for 10 years. County road access.

**ONLINE BIDDING PROCEDURE:** The SW Sedgwick County Dryland Property will be offered for sale as one parcel. BIDDING WILL BE ONLINE ONLY. *Bidding will begin @ 8:00 am MT on May 3, 2022. The auction will "soft close" @ 12:00 noon, MT on May 3, 2022.* 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 SW Sedgwick County 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 SW Sedgwick County Dryland Auction property page at [www.reckagri.com](http://www.reckagri.com) or by calling Reck Agri Realty & Auction.

**SALE TERMS/PROCEDURE:** The "SW SEDGWICK COUNTY DRYLAND AUCTION" with RESERVE is an online only auction with RESERVE. The SW Sedgwick Dryland property to be offered as one 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 June 3, 2022. Closing to be conducted by Sedgwick County Title Company 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 other restrictions and regulations 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).

**POSSESSION:** Upon signing of contract and the earnest money clearing, Buyer(s) may enter onto the property and complete the necessary fieldwork to plant crops. Any completion of fieldwork and planting of crops does not constitute a farm lease. If Buyer(s) defaults and doesn't close, all fieldwork, crop expenses, and earnest money is forfeited to Seller. If closing does not occur due to the default of Seller, Seller to reimburse Buyer(s) for fieldwork completed at custom rates and invoiced crop expenses.

**LEASE:** No farm lease on the property.

**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 growing crops.

**FSA:** FSA base acres and yields to pass 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 stated.

**REAL ESTATE TAXES:** 2022 real estate taxes due in 2023 to be paid by Buyer(s).

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

**MINERALS:** Seller shall reserve an undivided 50% interest of any oil, gas, and other minerals Seller

may own, for a period of 10 years from the date of the recording of its Deed to Buyer(s), and so long thereafter as oil, gas, or other minerals are being produced in paying quantities from the property. Said mineral rights are being conveyed without warranty, representation, and/or guarantee of mineral right ownership. Buyer(s) should seek their own legal opinion if there is a question as to the ownership of said mineral rights.

**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 "SW SEDGWICK COUNTY 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. 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 "SW SEDGWICK COUNTY DRYLAND AUCTION" on our website: [www.reckagri.com](http://www.reckagri.com).

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# MAPS + PARCEL DESCRIPTION



LOCATION MAP:



AERIAL MAP:



**PARCEL DESCRIPTION:** DRYLAND - 163.4± acres dryland; Legal: SW1/4 of 18, T9N, R46W, Sedgwick County, Colorado; Location: From Haxtun, Colorado, 4 mi N, 4 mi E, 3 mi N to CR 2, 1 mi E to SW corner of the property; Soils primarily consist of Class III w/smaller areas of Class IV; 163.4± acres in corn stalks; R/E Taxes: \$500.30.

**Starting Bid: \$160,000**





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reckagri.com

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

VISIT [RECKAGRI.COM](http://RECKAGRI.COM)

Watch ONLINE on the  
Reck Agri App.

PRSR FIRST CLASS  
U.S. POSTAGE  
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**MAY 2022**

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	31				

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**MAY 3, 2022 // DRY CROPLAND**