

ONLINE ONLY AUCTION >

# CENTRAL WASHINGTON COUNTY DRYLAND AUCTION

WASHINGTON COUNTY, CO | 306± ACRES

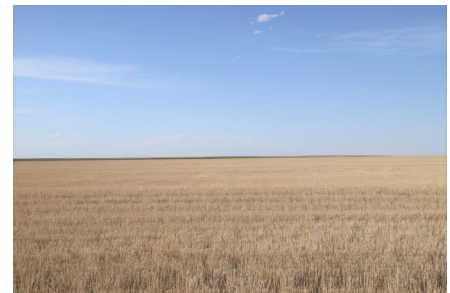
June 22, 2022

Bidding Opens @ 8:00 am and Closes @ 12 noon



Listing #1321A12

**306± 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.

**ONLINE BIDDING PROCEDURE:** The CENTRAL WASHINGTON COUNTY DRYLAND property will be offered for sale in one (1) parcel. BIDDING WILL BE ONLINE ONLY. Auction will be held on Wednesday, June 22, 2022. Bidding will open at @ 8:00 am; the auction will "soft close" @ 12:00 noon, MT. Bidding remains open as long as there is continued bidding. 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 CENTRAL WASHINGTON 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 CENTRAL WASHINGTON COUNTY DRYLAND AUCTION property page at [www.reckagri.com](http://www.reckagri.com) or by calling Reck Agri Realty & Auction.

**SALE TERMS/PROCEDURE:** The CENTRAL WASHINGTON COUNTY DRYLAND AUCTION is an online only auction with RESERVE. The CENTRAL WASHINGTON COUNTY DRYLAND 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, July 29, 2022. Closing to be conducted by Washington County Title 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 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).

**LEASE/POSSESSION:** Property is being sold subject to a current farm lease and is planted to milo. Seller to credit Buyer(s) at closing a cash rent of \$35/FSA acre for the 2022 crop year. Upon harvest of said crop, possession of property to be transferred to 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.

**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:** 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 reserves one-half of all right, title

and interest in all oil, gas and other mineral rights now owned by Seller, for a period of five (5) years from the date of closing, and so long thereafter as oil, gas and other mineral rights, are being produced in paying quantities.

**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 the FSA and/or county assessor records. The FSA and/or county assessor 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 Sellers Agent. Reck Agri Realty & Auction does not offer broker participation for the CENTRAL WASHINGTON 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 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 "CENTRAL WASHINGTON COUNTY DRYLAND AUCTION" on our website: [www.reckagri.com](http://www.reckagri.com).





# MAPS + PARCEL DESCRIPTION

## LOCATION MAP:



## PARCEL DESCRIPTION:

**DRYLAND** - 306.5± acres dryland; Legal: S1/2 of 15, T1S, R51W, Washington County, CO; Location: From Platner, CO, 15± mi S or from Otis, 14 mi S, 5 mi W; R/E Taxes: \$894.56. Level to slightly rolling terrain; Buyer to receive \$35/ FSA ac cash rent at closing.

*Starting Bid: \$300,000*



## AERIAL MAP:



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## JUNE 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		

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**JUNE 22, 2022 // DRY CROPLAND**