

Ritchey Land & Cattle Estate Land Auction

ARAPAHOE COUNTY, CO

LIVE
Auction

Thursday, November 10, 2022, 10:30 am MT

Morgan County Block (19592 E 8th Ave) | Fort Morgan, CO

3,671±
Total Acres

Dry Cropland
+ Pasture

6 Parcels
2 Combos
Single Unit



Office: 970.522.7770 | Toll Free: 800.748.2589



For More Information, Contact:

Marc Reck, Broker
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Ben Gardiner, Broker Associate
bgardiner@reckagri.com

Auction Terms + Location Map

OVERVIEW: The heirs of Ritchey Land & Cattle Co, Inc. are selling their 3,671± acres of pasture and dryland at auction. Rare opportunity as this is the first time in over 45 years this property has been offered for sale. Easily accessible via paved and gravel roads. The pasture was not grazed this last year. Majority of the fence alternates between one cedar post - 4 steel post with 5 wires (Red Brand). Well watered.

AUCTION PROCEDURE: The RITCHEY LAND & CATTLE ESTATE LAND AUCTION is with RESERVE. The property to be offered as a "MULTI PARCEL" Auction in 6 Parcels, 2 Combos, and as a Single Unit and will be offered in the sale order as stated. Bids will be taken for total purchase price, not price per acre. Bidding increments are at the discretion of the Broker.

TERMS: Upon conclusion of the auction, the highest bidder(s) will enter into a contract for the amount of the bid, 15% of the purchase price is due as earnest money and will be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

CLOSING: Closing is December 20, 2022 and to be conducted by Brighton Land Title Guarantee Co. Closing fee split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty Deed, 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). Title commitments are available for review within the Detail Brochure.

POSSESSION: Possession of pasture & dry cropland upon closing. Seller reserves the right to have an equipment auction on property.

PROPERTY CONDITION: The prospective Bidder(s) should verify all information contained herein, fully inspect the property, its condition, and to rely on their own conclusions. The property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

GROWING CROPS: Seller to covey growing wheat & sudex hay crop.

WATER RIGHTS & EQUIPMENT: Seller to convey all water rights appurtenant to the property.

REAL ESTATE TAXES: 2022 real estate taxes due in 2023, to be prorated to the day of closing.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. If the property sells in parcels and/or combos and a survey is required to create a metes and bounds legal description, Seller will provide and pay for said survey. Seller & Buyer(s) agree that closing may be extended up to 30 days if necessary to complete said survey.

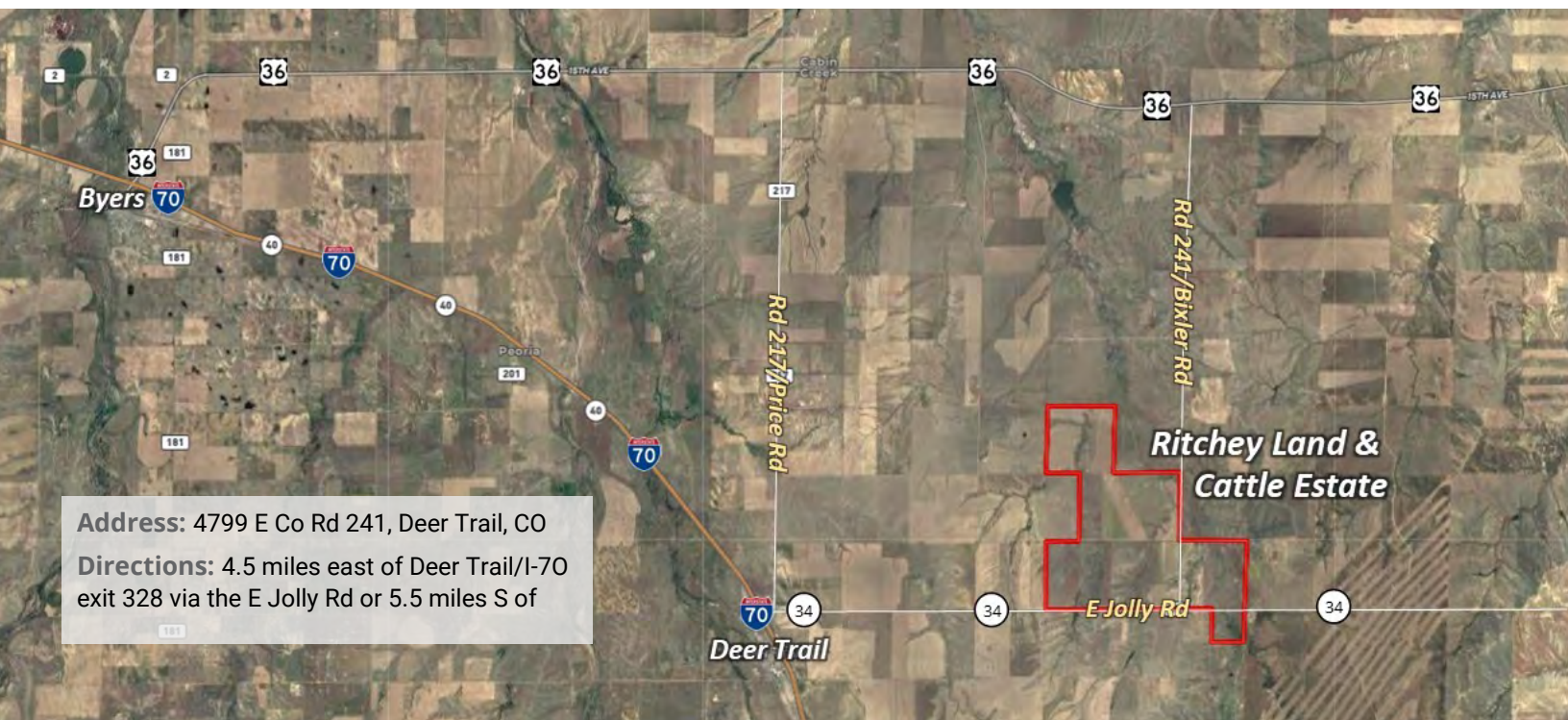
MINERALS: Seller to reserve all OWNED mineral rights.

ACREAGES: All stated acreages are approximate and are obtained from County Assessor records. No warranty is expressed or implied as to exact acreages of property and all bids are for the total parcel without regard to exact acreage.

BIDDER REQUIREMENTS: To register to bid, Buyer(s), prior to the auction, must review and accept the Detail Brochure with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Detail Brochure may be obtained by calling Reck Agri Realty & Auction or visiting auction property page at www.reckagri.com. 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. Buyer(s) are encouraged to pre-register to bid.

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 omissions, corrections, or withdrawals. Maps utilized in marketing materials are not intended as a survey and are for illustrative purposes only. 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 RITCHEY LAND & CATTLE ESTATE LAND AUCTION. Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder.

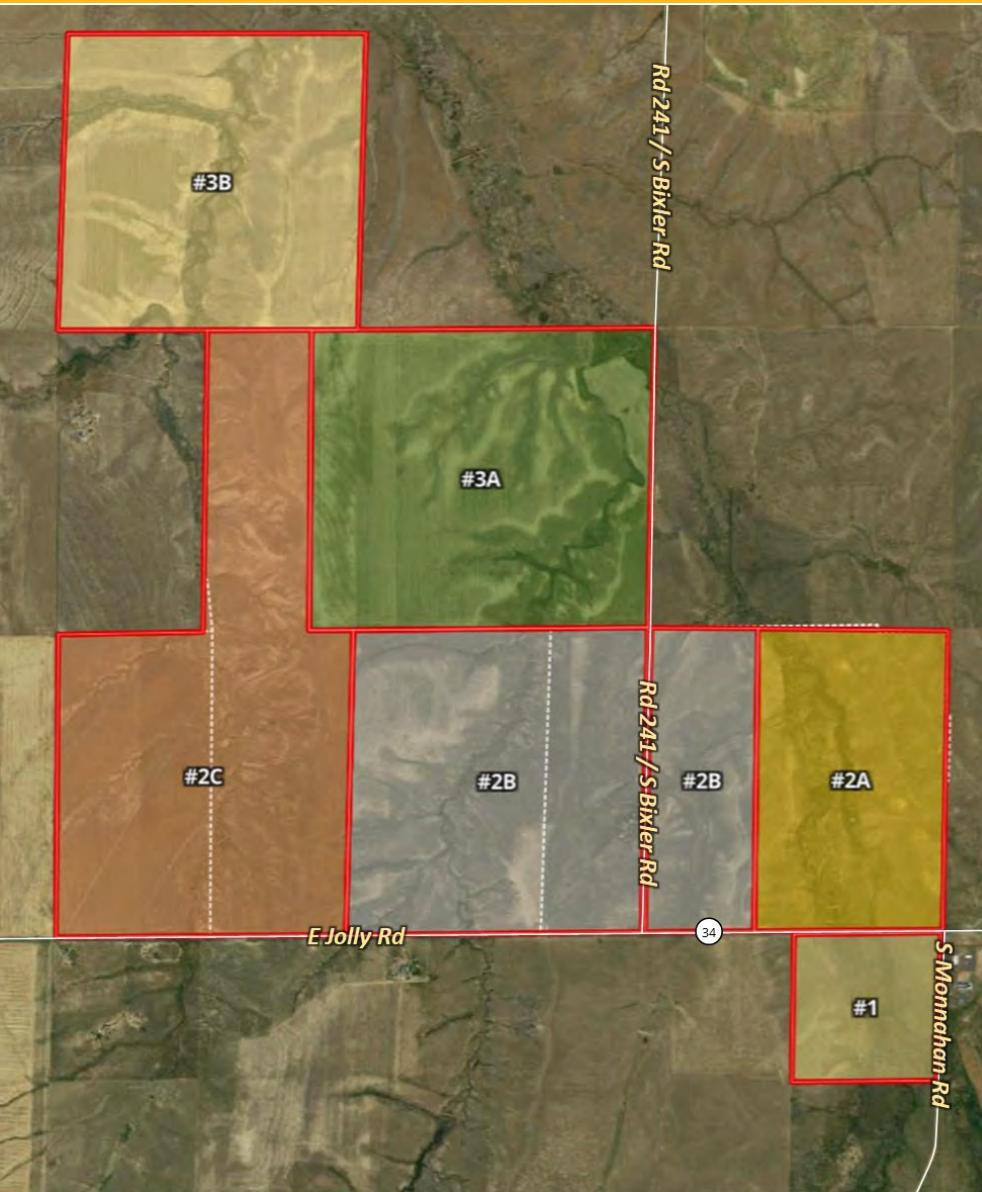
ANNOUNCEMENTS MADE BY RECK AGRI REALTY & AUCTION AT THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL.



Address: 4799 E Co Rd 241, Deer Trail, CO

Directions: 4.5 miles east of Deer Trail/I-70 exit 328 via the E Jolly Rd or 5.5 miles S of

Parcel Descriptions



PARCEL #1 - 154.0± total acres pasture along Muddy Creek (dry). One stock well with elec. sub pump. Accessible via E Jolly Rd (north) and S Monnahan Rd (east). Est. R/E Taxes: \$206

PARCEL #2A - 408.1± total acres pasture along Muddy Creek (dry). One stock well with solar pump. Accessible via Jolly Rd (south). FSA Base: 91.5 ac wheat w/ 29 bu yield; 12.9 ac corn w/ 31 bu yield; 5.7 ac barley w/ 30 bu PLC yield. Est. R/E Taxes: \$594

PARCEL #2B - 879.2± total acres pasture. One stock well with elec. sub piped to 3 tanks. Fenced into 3 pastures. Accessible via Jolly Rd (south) and Rd 241/Bixler Rd. FSA Base: 379.7 ac wheat w/ 29 bu yield; 46.9 ac corn w/ 51 bu yield; 11.3 ac barley w/ 30 bu yield. Est. R/E Taxes: \$2,184

PARCEL #2C - 871.1± total acres pasture. Two stock wells – one elec sub & one solar; a few dams along drainage that catch excess runoff. Fenced into 2 pastures. Accessible via Jolly Rd (south). FSA Base: 338.4 ac wheat w/ 29 bu yield; 73.3 ac corn w/ 31 bu yield; 21.1 ac barley w/ 30 bu yield. Est. R/E Taxes: \$529

COMBO #2 (PARCELS #2A, #2B & #2C) - 2,158.4± total acres pasture. Four stock wells; fenced into 6 pastures. FSA Base: 809.6 ac wheat; 133.1 ac corn; 38.1 ac barley. Est. R/E Taxes: \$3,307



PARCEL #3A - 726.4± total acres; 683.8± ac dryland planted to wheat, 42.6± ac grass along drainage. Accessible via Rd 241/Bixler Rd (east). FSA Base: 307.9 ac wheat w/ 29 bu yield; 72.6 ac corn w/ 51 bu yield. Est. R/E Taxes: \$1,579

PARCEL #3B - 632.5± total acres; 553.5± ac dryland planted to sudex, 79.0± ac grass along drainages. Accessible via trail off Rd 241/Bixler Rd (1± mi E). FSA Base: 249.2 ac wheat w/ 29 bu yield; 58.8 ac corn w/ 51 bu yield. Est. R/E Taxes: \$1,339

COMBO #3 (PARCELS #3A & #3B) - 1,358.9± total acres. 1,237.3± ac dryland, 121.6± ac grass along drainages. FSA Base: 557.1 ac wheat; 131.4 ac corn. Est. R/E Taxes: \$2,918

SINGLE UNIT (PARCELS #1, #2A, #2B, #2C, #3A & #3B) - 3,671.3± total acres; 2,312.4± pasture, 1,237.3± dryland, 121.6± ac grass along drainages. Five stock wells; fenced into 6 pastures. FSA Base: 1,366.7 ac wheat; 264.5 ac corn; 38.1 ac barley. Est. R/E Taxes: \$6,431



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ADDRESS SERVICE REQUESTED

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3,671± Acres | Multi-Parcel Offering

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