

# ABE Eliff, LLC

## Dryland Auction

LOGAN & YUMA COUNTIES, CO

Tuesday, October 18, 2022

Bidding Opens @ 8 AM, Closes at 12 PM (noon), MT

**ONLINE  
ONLY  
Auction**

**1,118±  
Total Acres**

**6 Parcels**

**Dry  
Cropland**



Register to bid 24 hours in advance at [reckagri.com](https://reckagri.com)



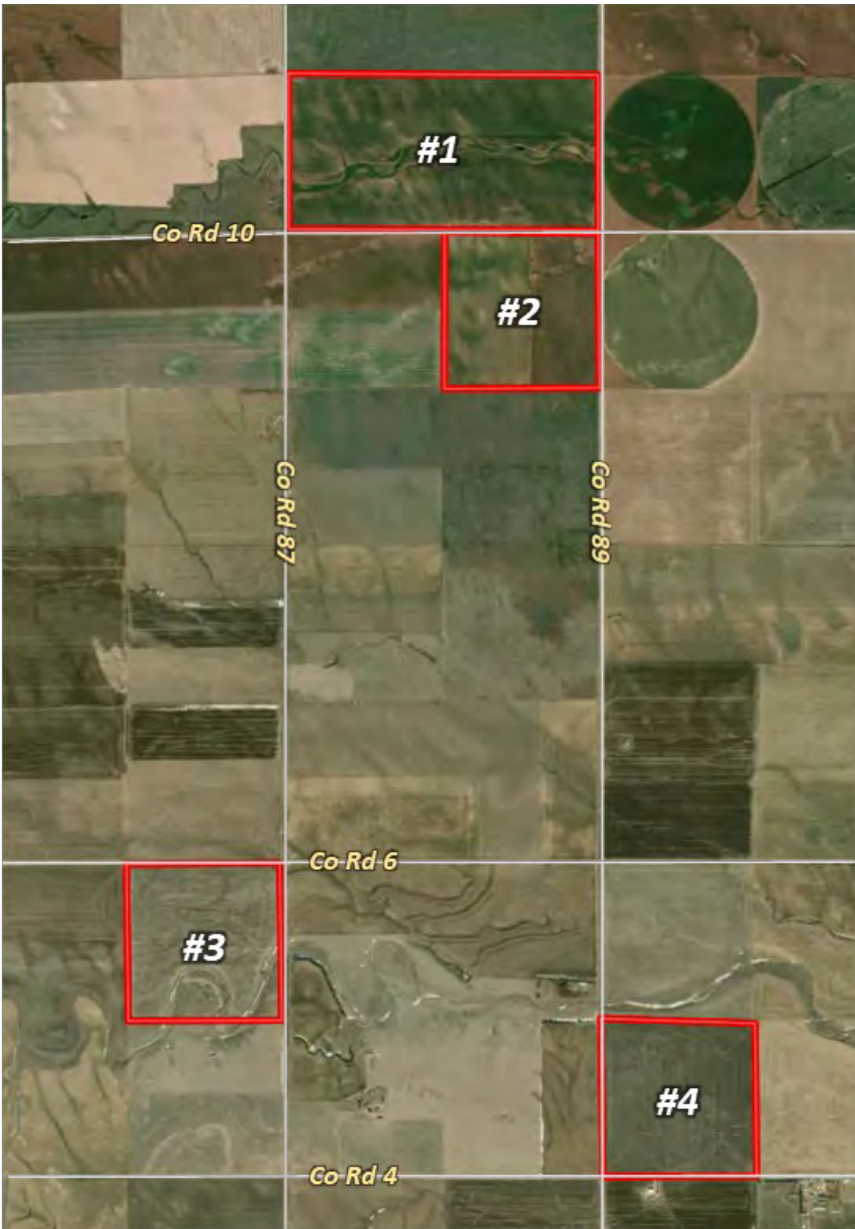
Office: 970.522.7770 | Toll Free: 800.748.2589

**For More Information, Contact:**

**Marc Reck**, Broker  
[marcreck@reckagri.com](mailto:marcreck@reckagri.com)

**Ben Gardiner**, Broker Associate  
[bgardiner@reckagri.com](mailto:bgardiner@reckagri.com)

# Parcel Maps + Parcel Descriptions



## Parcel #1:

320.0± Total Acres; 289.5± acres dryland, currently in wheat stubble, 30.5± ac grass/rds. Terrain is level to gently rolling. Soils primarily consist of Class III w/ smaller areas of Class IV. FSA base: 96.50 ac wheat w/ 35 bu yield; 40.09 ac corn w/ 95 bu yield.

'21 R/E Taxes: \$1,048.74.

Legal: S1/2 Section 8, T6N-R48W (Logan)

**Starting Bid: \$275,000**

## Parcel #2:

159.0± Total Acres; 90.2± acres dryland, currently in wheat stubble, 68.8± ac grass/rds. Terrain is level to gently rolling. Soils primarily consist of Class III. FSA base: 30.08 ac wheat w/ 35 bu yield; 12.5 ac corn w/ 95 bu yield.

'21 R/E Taxes: \$363.62.

Legal: NE1/4 Section 17, T6N-R48W (Logan)

**Starting Bid: \$150,000**

## Parcel #3:

159.0± Total Acres; 129.3± acres dryland, currently in wheat stubble, 29.7± ac grass/rds. Terrain is level to gently rolling. Soils primarily consist of Class II w/ smaller areas of Class IV. FSA base: 43.10 ac wheat w/ 35 bu yield; 17.90 ac corn w/ 95 bu yield.

'21 R/E Taxes: \$457.18.

Legal: NE1/4 Section 30, T6N-R48W (Logan)

**Starting Bid: \$125,000**

## Parcel #4:

159.0± Total Acres; 158.6± acres dryland, planted to milo for 2022, 1.4± ac grass/rds. Terrain is level to gently rolling. Soils primarily consist of Class IV w/ smaller areas of Class III. FSA base: 52.88 ac wheat w/ 35 bu yield; 21.97 ac corn w/ 95 bu yield.

'21 R/E Taxes: \$564.08.

Legal: SW1/4 Section 28, T6N-R48W (Logan)

**Starting Bid: \$150,000**

## Parcel #5:

160.0± Total Acres; 157.8± acres dryland, planted to milo for 2022, 2.2± ac grass/rds. Terrain is level to gently rolling. Soils primarily consist of Class III w/ smaller areas of Class IV. FSA base: 52.59 ac wheat w/ 35 bu yield; 21.85 ac corn w/ 95 bu yield.

'21 R/E Taxes: \$471.30

Legal: NE1/4 Section 11, T5N-R48W (Yuma)

**Starting Bid: \$155,000**

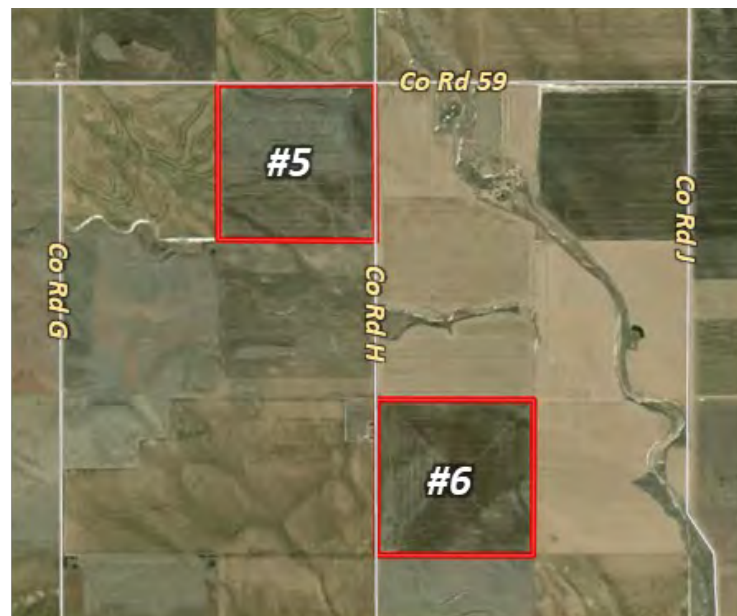
## Parcel #6:

160.0± Total Acres; 156.3± acres dryland, planted to milo for 2022, 3.7± ac grass/rds. Terrain is level to gently rolling. Soils primarily consist of Class III w/ smaller areas of Class IV & VI. FSA base: 52.10 ac wheat w/ 35 bu yield; 21.64 ac corn w/ 95 bu yield.

'21 R/E Taxes: \$471.30.

Legal: NW1/4 Section 13, T5N-R48W (Yuma)

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





# Auction Terms + Location Map

**OVERVIEW:** ABE Elliff, LLC is offering their 1,118± acres for sale in SE Logan and NW Yuma Counties in Northeast Colorado. Offered in 6 parcels ranging in size from 160± acres to 320± acres. 2023 crop season possession. All owned mineral rights to Buyer(s). Opportunity to add to your current operation and/or purchase land as a hedge against inflation.

**AUCTION PROCEDURE:** The "ABE ELLIFF, LLC DRYLAND AUCTION" is with RESERVE. The property to be offered as a "MULTI PARCEL" Auction with 6 Parcels. 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 deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

**CLOSING:** Closing is November 18, 2022 and conducted by Northeast Colorado Title Company. 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 farmland subject to existing lease for 2022. Farmland is available to farm for the 2023 crop season.

**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:** None.

**REAL ESTATE TAXES:** 2022 real estate taxes due in 2023, to be paid by Seller.

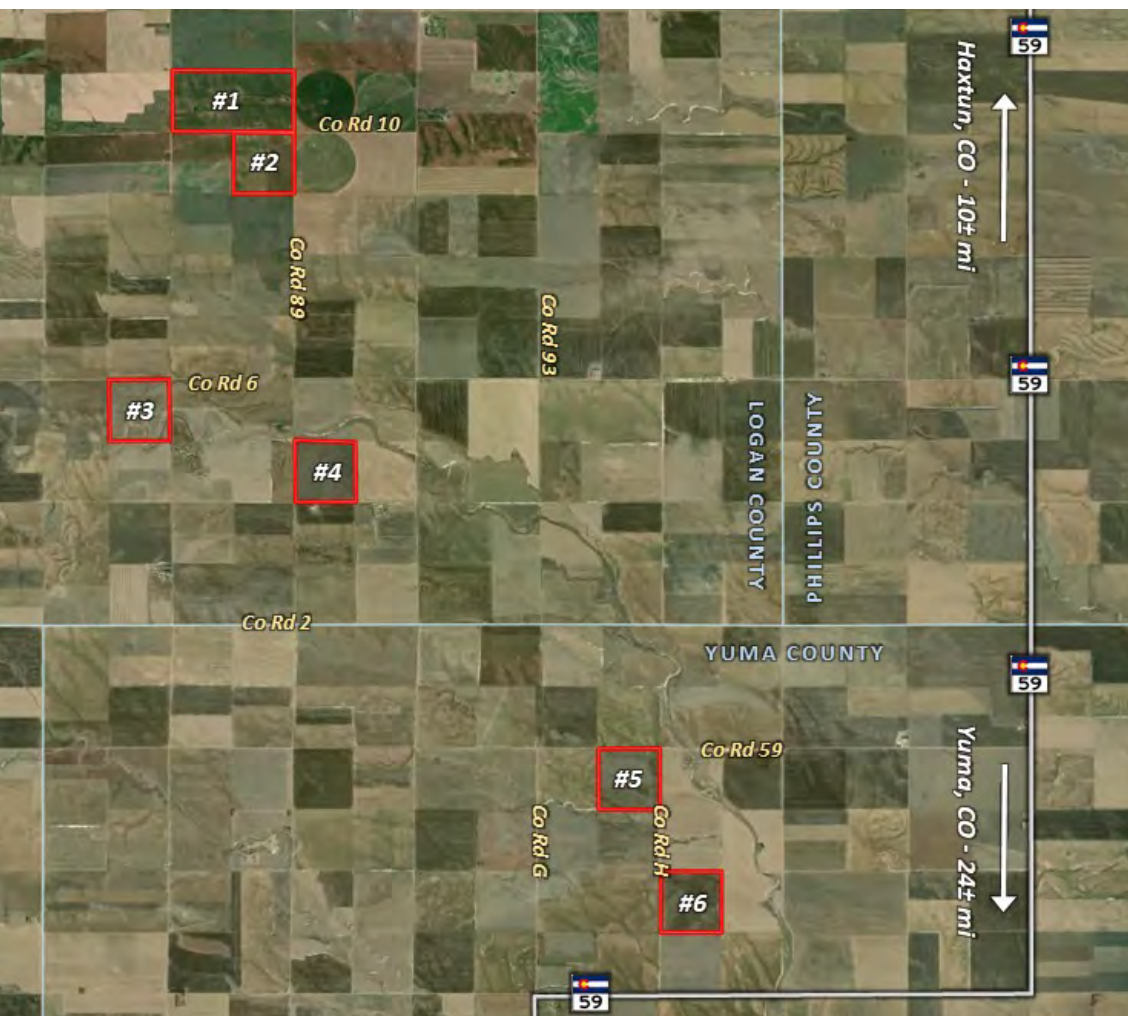
**MINERALS:** Seller to convey all OWNED mineral rights to Buyer(s).

**ACREAGES:** All stated acreages are approximate and are obtained from FSA and/or County Assessor records. Said records may indicate different acreages, no warranty is expressed or implied as to exact acreages of property, 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 visiting ABE Elliff, LLC Dryland Auction property page at [www.reckagri.com](http://www.reckagri.com) or by calling Reck Agri Realty & 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. 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 "ABE ELLIFF, LLC DRYLAND AUCTION". Reck Agri Realty & Auction reserves the right to refuse bids from any bidder.

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.



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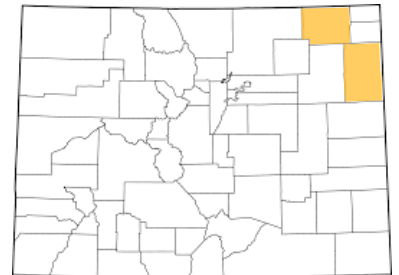
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