

North Eckley Irrigated Land Auction

YUMA COUNTY, COLORADO

Tuesday, November 1, 2022

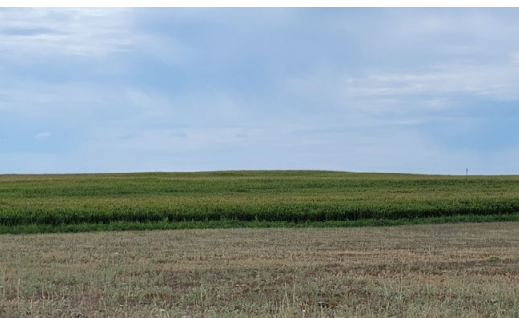
Bidding Opens @ 8 AM, Closes at 12 PM (noon), MT

**ONLINE
ONLY
Auction**

154±
Total Acres

1 Parcel

Pivot
Irrigated
Cropland



Register to bid 24 hours in advance at reckagri.com



Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

Ben Gardiner, Broker Associate
bgardiner@reckagri.com

Marc Reck, Broker
marcreck@reckagri.com

Auction Info + Location Map

AUCTION PROCEDURE: The NORTH ECKLEY IRRIGATED LAND AUCTION is with RESERVE. The property will be offered as one parcel. Competitive bidding will determine the outcome of the auction. 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. Sample contract is available within the Detail Brochure.

CLOSING: Closing is on or before December 9, 2022 and to be conducted by Yuma County Abstract. Closing fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by General 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 commitment is available for review within the Detail Brochure.

POSSESSION: Possession of farmland subject to existing lease for 2022; tenant has rights to graze/bale cornstalks; land shall be available to farm for the 2023 crop season.

PROPERTY CONDITION: Prospective bidders 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.

WATER RIGHTS & EQUIPMENT: Seller to convey all water rights appurtenant to the property, including Well Permit #13030-FP.

GROWING CROPS: Seller to retain any rental payments for 2022 crops.

REAL ESTATE TAXES: 2022 R/E taxes due in 2023, to be paid by Seller.

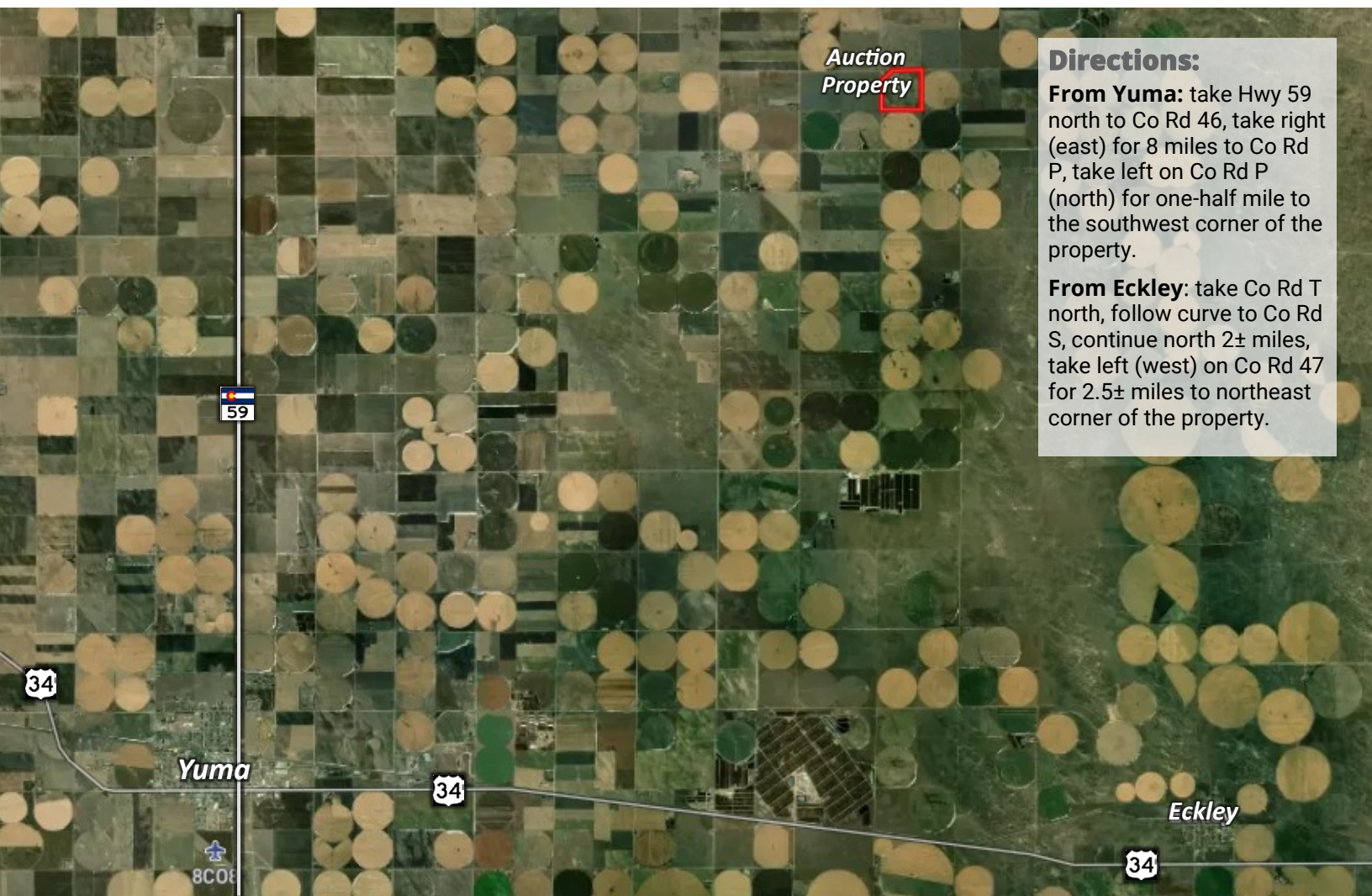
MINERALS: Seller to reserve all OWNED mineral rights.

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 NORTH ECKLEY IRRIGATED LAND AUCTION property page at 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 NORTH ECKLEY IRRIGATED 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 (hereinafter referred to as Broker) at the time of the sale will take precedence over any previously printed material.



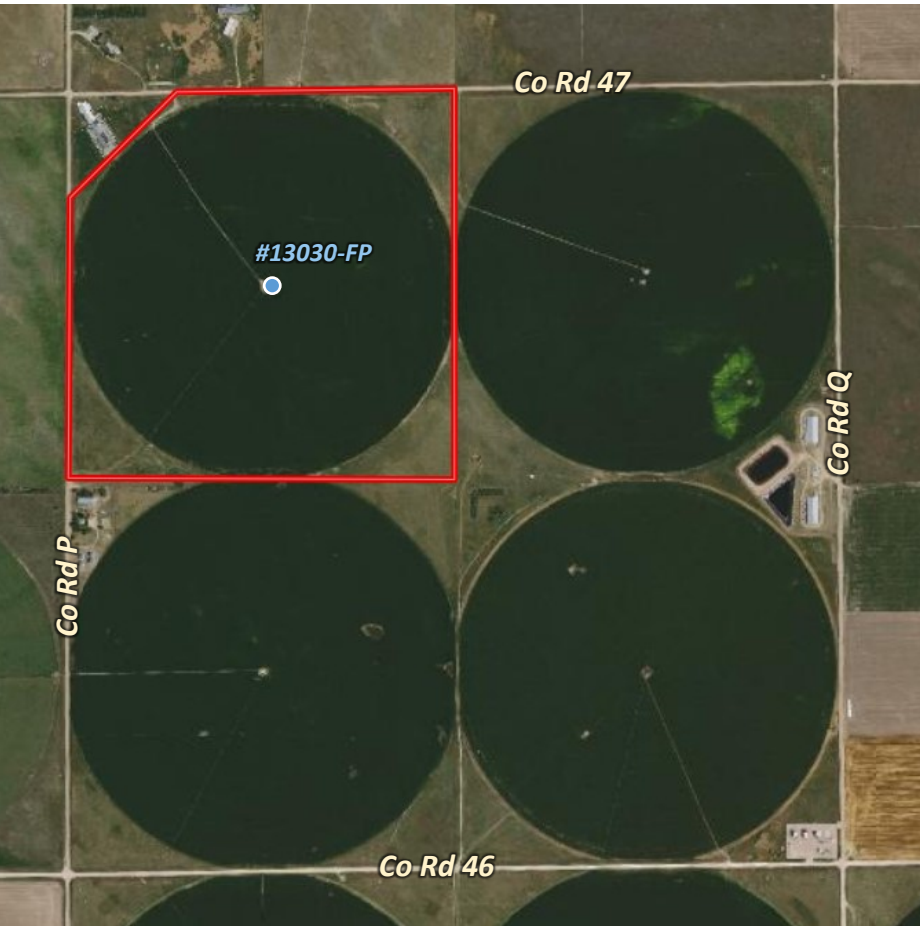
Auction
Property

Directions:

From Yuma: take Hwy 59 north to Co Rd 46, take right (east) for 8 miles to Co Rd P, take left on Co Rd P (north) for one-half mile to the southwest corner of the property.

From Eckley: take Co Rd T north, follow curve to Co Rd S, continue north 2± miles, take left (west) on Co Rd 47 for 2.5± miles to northeast corner of the property.

Photographs + Parcel Description



Parcel Description:

153.4± total acres with 125.0± ac pivot irrigated, 25.9± ac dry corners. Currently planted to corn; possession available for 2023 crop year. Irrigation Well Permit #13030-FP appropriated for 400 ac-ft, pumping 700± GPM; newer Reinke sprinkler, electric motor/pump. Gently rolling topography with mostly class III & IV soils. FSA Base: 129.9 ac corn with 186 bu yield; 3.4 ac wheat with 37 bu yield.

LEGAL: NW1/4 Sec 7, except a tract, T3N, R46W

TAXES: \$2,934.25 (2021), incl. \$1,871.95 for RRWCD & \$20 for W-Y GWMD

STARTING BID: \$585,000



PO Box 407, Sterling, CO 80751

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Tuesday, November 1st, 2022

8 AM to 12 PM (noon), MT

Productive irrigated quarter located 12± mi northwest of Eckley or 16± mi northeast of Yuma. Irrigation well w/ 400 AF currently pumping 700± GPM. Planted to corn; possession available early spring 2023.

