

Snodgrass Irrigated Land Auction

MORGAN COUNTY, CO

LIVE
Auction

Thursday, October 20, 2022, 10:30 am MT
Morgan County Block, Fort Morgan, CO

320±
Total Acres

245± ac Pivot Irrigated
6 Empire Private Rights
3 Riverside Private Rights

2 Land Parcels
6 Water Lots



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For More Information, Contact:

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Auction Terms + Location Map

OVERVIEW: The Snodgrass family heirs are offering their property for sale by auction. Their pivot irrigated property is located in the highly productive area within 1.5 to 3 miles S & SW of Fort Morgan, CO. Highly competitive commodity markets. Located within the Bijou Irrigation District with District acres, Company shares, and irrigation wells. Additional Empire Reservoir and Riverside Private Rights are also being offered for sale.

AUCTION PROCEDURE: The "SNODGRASS IRRIGATED LAND AUCTION" is with RESERVE. The property to be offered as a "MULTI PARCEL" Auction in 2 Parcels, 1 Combo, 6 Water Lots, 2 Water Lot 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 deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

CLOSING: Closing is November 18, 2022 and conducted by Northern Colorado Title. Closing fee split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Special 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 and improvements subject to existing lease for 2022. Farmland is available to farm for the 2023 crop season. Tenant shall retain possession of the improvement site on Parcel #2 until on or before March 18, 2023.

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.

WATER RIGHTS & EQUIPMENT: Seller to convey all water rights appurtenant to the property. See the individual parcel descriptions for the respective water rights. Empire Reservoir Private Rights may only be sold to individuals who own Bijou Irr District Acres and/or Bijou Irr Co shares.

GROWING CROPS: Seller to retain landlord's 2022 crop rental payments.

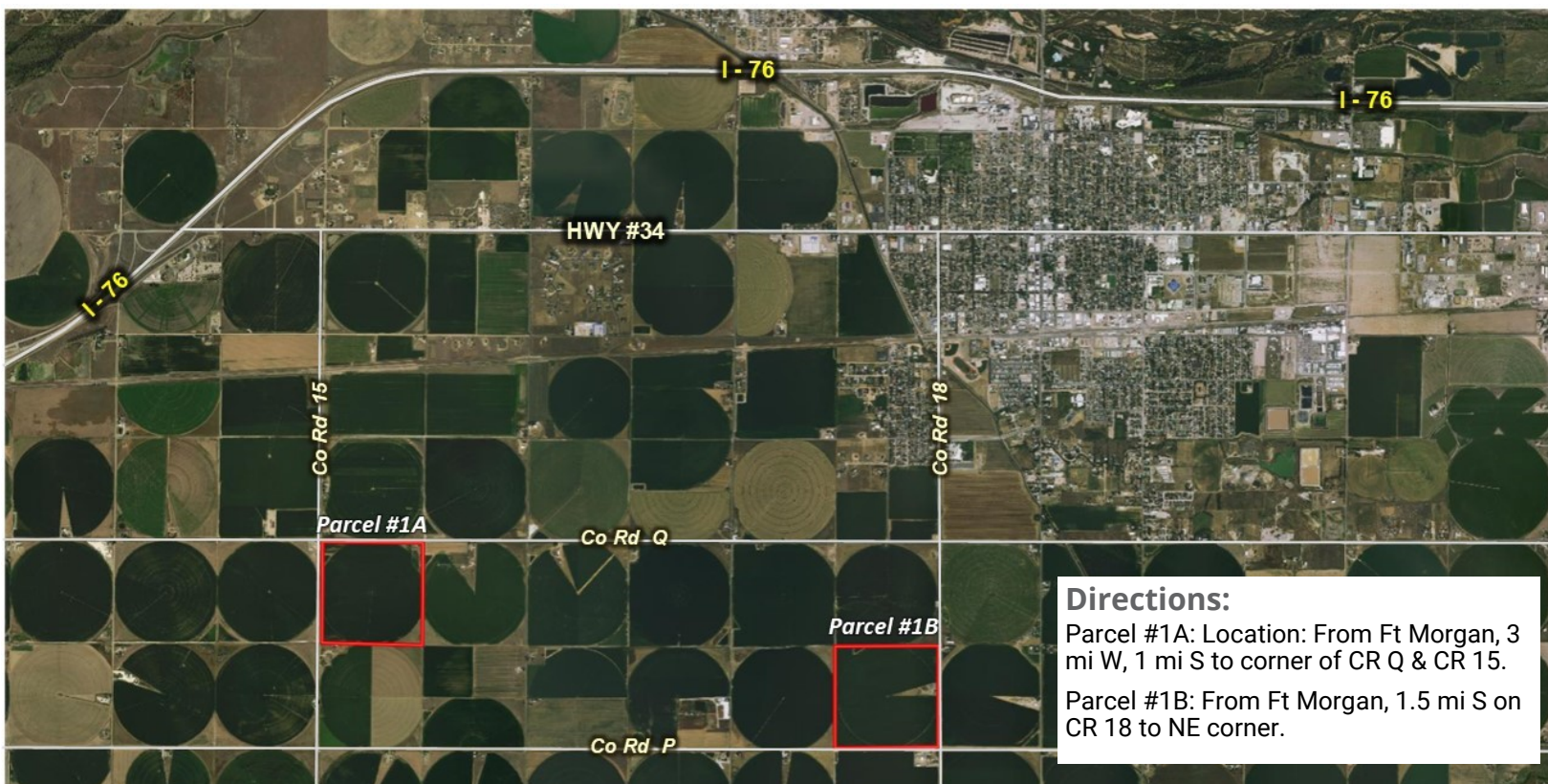
REAL ESTATE TAXES: 2022 real estate taxes due in 2023, to be paid by Seller.

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 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 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 "SNODGRASS 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.



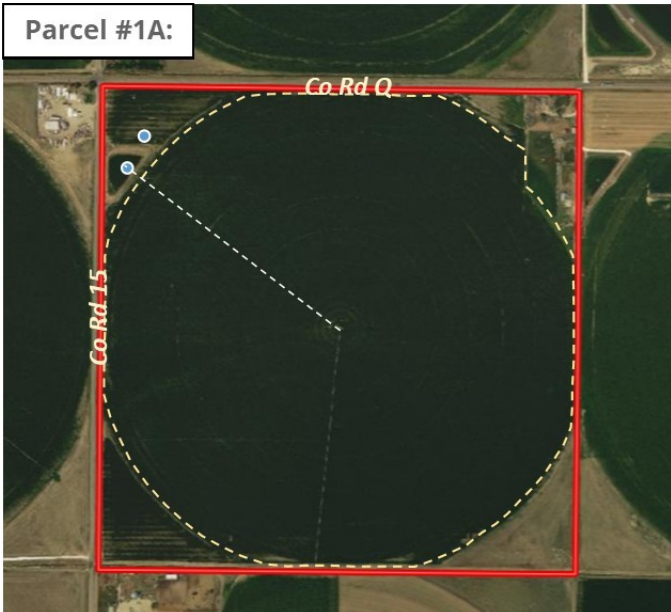
Directions:

Parcel #1A: Location: From Ft Morgan, 3 mi W, 1 mi S to corner of CR Q & CR 15.

Parcel #1B: From Ft Morgan, 1.5 mi S on CR 18 to NE corner.

Parcel Maps + Parcel/Water Lot Descriptions

Parcel #1A:



PARCEL #1A - 160.0± ac; 130.0± ac pivot irr, 13.4± ac floodable, 16.6± ac rds/improvement site; Address: 15484 Co Rd Q, Fort Morgan, CO; Legal: NW1/4 of 15, T3N, R58W; 7 tower Valley pivot, irr well, and pit pump; Level terrain w/Nunn loam & Nunn clay loam soils; Irr water: Irr well #858-R-R (New well drilled 8/2022) - Bijou Aug plan, 160 Bijou Irr Dist Ac, 3 shares Bijou Irr Co., 4 shares Dailey Lateral; FSA base: 152 ac corn w/180 bu yield; R/E taxes: \$10,191.28.

PARCEL #1B - 160.0± ac; 115.0± ac pivot irr, 30.5± ac floodable, 14.5± ac rds/improvement site; Address: 15263 Co Rd 18, Fort Morgan, CO; Legal: SE1/4 of 13, T3N, R58W; 8 tower Valley pivot, irr well, and pit pump; Level terrain w/Fort Collins loam & Bresser & Nunn clay loam soils; Irr water: Irr well #859-R - Bijou Aug plan, 160 Bijou Irr Dist Ac, 8 shares Bijou Irr Co., 4 shares Bijou Lateral; FSA base: 152.1 ac corn w/180 bu yield; R/E taxes: \$10,869.08

COMBO #1 (PARCEL #1A & #1B) - 320 ± ac; 245 ± ac pivot irr, 43.9 ± ac floodable, 31.1 ± ac rds & improvement sites; 2 Valley pivots, 2 irr wells, and 2 pit pumps; Irr water: 320 Bijou Irr Dist Ac, 11 shares Bijou Irr Co., 4 shares Dailey Lateral and 4 shares Bijou Lateral; FSA base: 304.1 ac corn; R/E taxes: \$21,060.36

Parcel #1B:



WATER LOT #2A - 2 Empire Reservoir Private Rights

WATER LOT #2B - 2 Empire Reservoir Private Rights

WATER LOT #2C - 2 Empire Reservoir Private Rights

WATER LOT COMBO #2 - 6 Empire Reservoir Private Rights

(Combo includes Lots #2A, #2B, and #2C)

WATER LOT #3A - 1 Riverside Private Right

WATER LOT #3B - 1 Riverside Private Right

WATER LOT #3C - 1 Riverside Private Right

WATER LOT COMBO #3 - 3 Riverside Private Rights

(Combo includes Lots #3A, #3B, and #3C)

SINGLE UNIT - Parcels #1A, #1B, and Water Lots #2A-#3C

NOTE: The Parcels, Water Lots, Combos, and Single Unit will be offered in the sale order listed above. Multiple rounds of competitive bidding determine outcome of auction.



PO Box 407, Sterling, CO 80751

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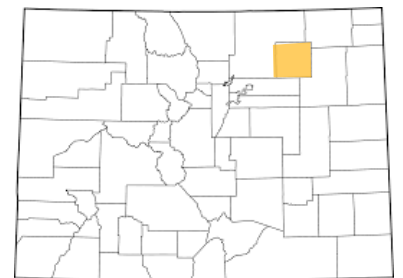


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Two 160-acre parcels with pivot irrigation available in northeastern Colorado. Located south of Fort Morgan, CO. Excellent soils, irrigation water, and competitive commodity markets. Possession available for 2023 crop season. Includes Riverside and Empire Private Rights.

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