

NE Haxtun Pasture/Dryland Auction

PHILLIPS & SEDGWICK COUNTIES, COLORADO

Online
ONLY
Auction

Thursday, March 16, 2023

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

1,207.0±
Total FSA Acres

5 Parcels

Spring 2023
Possession



Register to bid 24 hours in advance at reckagri.com



Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

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Ben Gardiner, Broker Associate
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Auction Info + Location Map

OVERVIEW: The NE Haxtun Pasture/Dryland Auction features dryland and pasture 7-17± miles northeast of Haxtun, CO. Offered as 5 parcels via an online-only (timed) auction on Thursday, March 16 starting at 8 AM and “soft” closing at 12 PM (noon), MT.

AUCTION PROCEDURE: The NE Haxtun Pasture/Dryland Auction is with RESERVE. The property will be offered as 5 Parcels- each parcel sells independently of the others (no combinations or single unit). Competitive bidding will determine the outcome of the auction. Bids will be taken for total purchase price for each parcel 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, to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Sample contract is available within the Due Diligence Packet.

CLOSING: Closing is on or before April 21, 2023 and to be conducted by Sedgwick County Title Co. Closing fee to be 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 will be available for review within the Due Diligence Packet.

POSSESSION: Upon closing.

PROPERTY CONDITION: Prospective bidders should verify all information contained herein, fully inspect the property, its condition, and 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.

REAL ESTATE TAXES: 2023 R/E taxes, to be paid by Buyer(s).

MINERALS: Seller to convey all OWNED mineral rights.

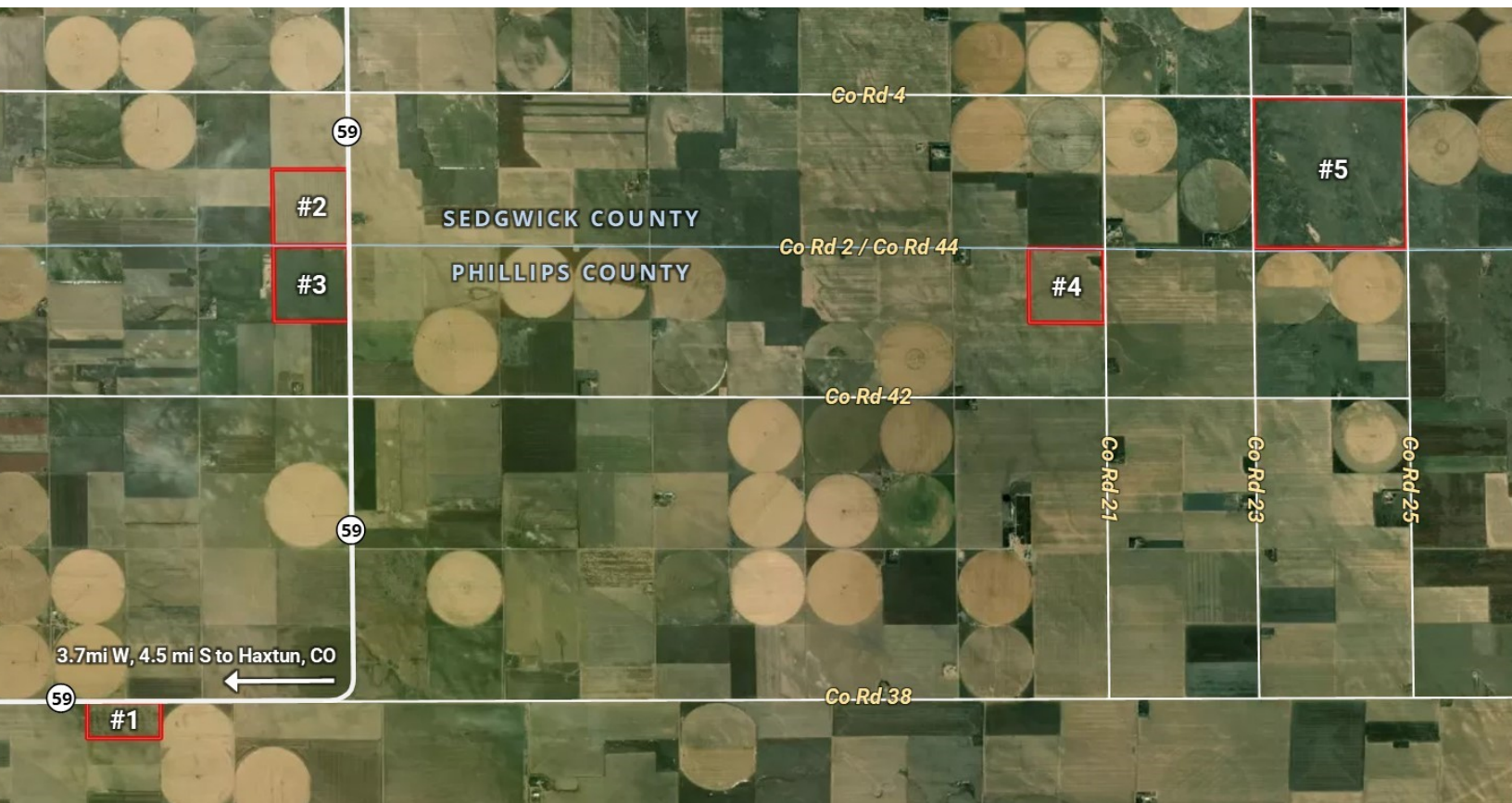
ACREAGES: All stated acreages are approximate and are obtained from FSA and/or County Assessor records. Said records may indicate different acreages, no warranty is expressed or implied as to exact acreages of property, all bids are for the total parcel without regard to exact acreage.

GROWING CROPS: Seller to convey to Buyer(s) wheat currently planted on Parcels #2 & #3. Wheat currently planted on Parcel #3 is insured and Buyer(s) to assume the crop insurance and pay premium. Wheat currently planted on Parcel #2 is not insured.

BIDDER REQUIREMENTS: Prior to the auction, prospective bidder(s) must review and accept the Due Diligence Packet with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Due Diligence Packet may be obtained by visiting NE Haxtun Pasture/Dryland Auction property page at reckagri.com or by calling Reck Agri Realty & Auction. Registration can be completed through our website or by calling the office.

NOTICE TO PROSPECTIVE BUYER(S): 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 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 this 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 materials.

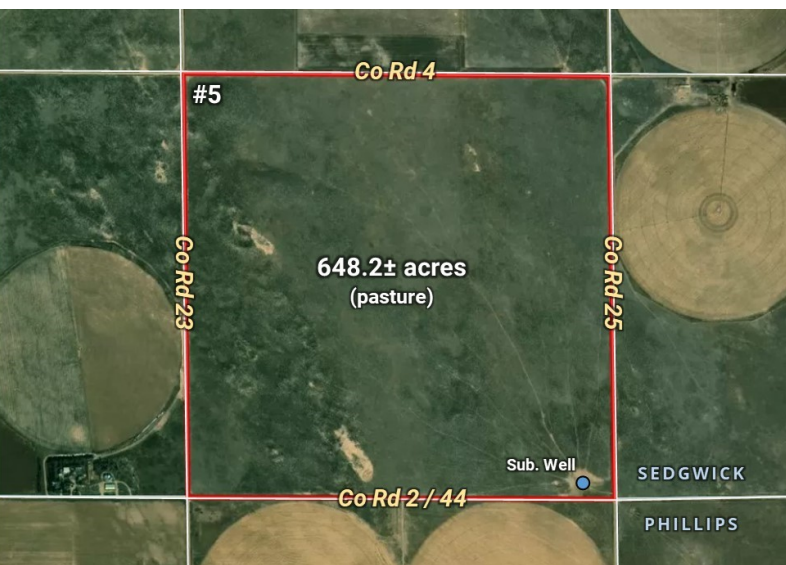
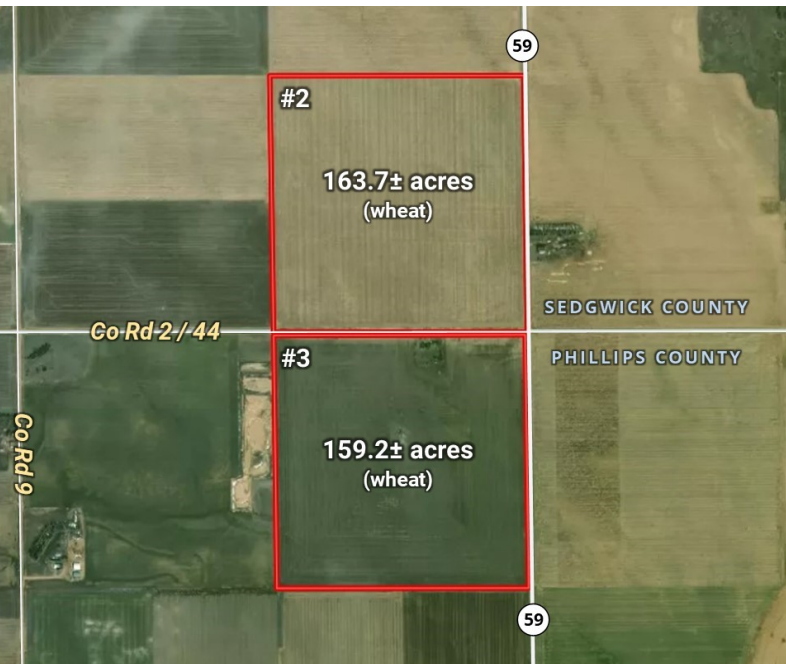


Parcel Locations

Parcels are located 7-17± miles NE of Haxtun. See individual parcel descriptions for more details.



Parcel Descriptions + Maps



Overview

- Located 7-17± miles northeast of Haxtun, CO
- Phillips & Sedgwick Counties, CO
- 1,207.0± total FSA acres - offered in 5 parcels
- 558.8± dryland acres (Parcels #1-4)
- 648.2± pasture acres (Parcel #5)
- Seller to convey all OWNED mineral rights
- 322.9± acres wheat (Parcels #2 & 3)
- Spring 2023 possession

Parcel #1:

77.1± FSA acres dryland - Phillips County
LEGAL: Lots 3 & 4 of 2, T8N, R47W; Located from Haxtun, 4.5 mi N, 2 mi E; Currently in stubble.
R/E Taxes: \$384.92 (2022)

Starting Bid: \$100,000

Parcel #2:

163.7± FSA acres dryland - Sedgwick County
LEGAL: SE1/4 of 14, T9N, R47W; Located from Haxtun, 4.5 mi N, 3.7 mi E, 2.5 mi N; Currently in wheat.
R/E Taxes: \$488.04 (2022)

Starting Bid: \$210,000

Parcel #3:

159.2± FSA acres dryland - Phillips County
LEGAL: NE1/4 of 23, T9N, R47W; Located from Haxtun, 4.5 mi N, 3.7mi E, 3 mi N; Currently in wheat.
R/E Taxes: \$912.72 (2022)

Starting Bid: \$200,000

Parcel #4:

158.8± FSA acres dryland - Phillips County
LEGAL: NE1/4 of 22, T9N, R46W; Located from Haxtun, 4.5 mi N, 3.7mi E, 3 mi N, 4.5 mi E; Currently in corn stalks.
R/E Taxes: \$811.68 (2022)

Starting Bid: \$200,000

Parcel #5:

648.2± FSA acres pasture with well - Sedgwick County
LEGAL: ALL Sec 13, T9N, R46W; Located from Haxtun, 4.5 mi N, 3.7 mi E, 3 mi N, 6 mi E; Stock well w/ sub. electric pump. Perimeter fencing.
R/E Taxes: \$542.14 (2022)

Starting Bid: \$350,000



PO Box 407, Sterling, CO 80751

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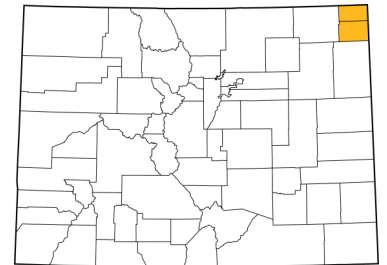


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1,207.0± Total FSA Acres | 5 Parcels



PHILLIPS & SEDGWICK COUNTIES, CO



Thursday, March 16, 2023
Bidding Opens at 8 AM,
closing at 12PM (noon) MT

Online-only auction featuring land in Phillips & Sedgwick counties northeast of Haxtun, CO. 4 parcels of dryland & 1 parcel of pasture.

