

Owl Hollow, LLC

Land & Water Auction

LOGAN COUNTY, CO

LIVE
Auction

Tuesday, March 28, 2023, 10:30 am MT
Reck Agri Auction Center | Sterling, CO

133.9±
Total Acres

Live Water
Development Potential
Rural Acreage

4 Shares Farmers'
Pawnee Canal

84.8 Logan Irrigation
District Acres



Office: 970.522.7770 | Toll Free: 800.748.2589



For More Information, Contact:

Marc Reck, Broker
marcreck@reckagri.com

Ben Gardiner, Broker Associate
bgardiner@reckagri.com

Auction Terms + Location Map

OVERVIEW: The owners of Owl Hollow, LLC are offering their property for sale by auction. Seldom do you see property become available for sale with multiple uses i.e. live water, development potential, homesites with rural acreage, home with acreage, and irrigation water located adjacent to Sterling, but secluded.

AUCTION PROCEDURE: The OWL HOLLOW, LLC LAND & WATER AUCTION is with RESERVE. The property to be offered as a "MULTI PARCEL" Auction. The real estate will be offered in 3 Parcels, 1 Combo and as a Single Unit. The irrigation water will offered in Water Lots, Combos, and the LID water as a Single Unit. Parcels and Water lots will be offered in the sale order as stated. Bids will be taken for total purchase price, not price per acre, share, or district acre.

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, except Parcel #2 will require 5% of the purchase price as earnest money. Purchase contract will not be contingent upon financing.

CLOSING: Closing is May 12, 2023 and to be conducted by Northeast Colorado Title Co. Closing fee split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title of the real estate 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 Due Diligence Packet. Conveyance of Farmers' Pawnee Canal Co by stock assignment and Logan Irr. District by Exclusion/Inclusion Petition. Both conveyances subject to respective board approval.

POSSESSION: Possession of property upon closing.

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: Seller to convey all water rights as stated within the Due Diligence Packet. Respective water rights can only be purchased by landowners within the Logan Irrigation District and Farmers' Pawnee Canal Company. Inquire with the respective irrigation companies to see if you qualify to purchase their water.

REAL ESTATE TAXES: 2023 real estate taxes due in 2024, 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 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 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 calling Reck Agri Realty & Auction or visiting auction property page at 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 OWL HOLLOW, LLC LAND & WATER AUCTION. Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidding increments are at the discretion of the Broker.

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



Parcels / Water Lots + Open House



LAND DESCRIPTIONS

Parcel #1A

57.5± Total Acres - Grass, domestic well, live water. Est. R/E Taxes: \$104

Parcel #1B

69.5± Total Acres - Grass, expired CRP, live water. Est. R/E Taxes: \$772

Combo #1

127.0± Total Acres - Grass, expired CRP, domestic well, live water. Est. R/E Taxes: \$876

Parcel #2

6.9± Total Acres - 2 bedroom, 1 bath home with domestic well and septic. R/E Taxes: \$436

Single Unit

133.9± Total Acres - Development potential along Hwy 14, grass, expired CRP, domestic well, and live water. Est. R/E Taxes: \$1,312

PARCEL #2: RESIDENCE OPEN HOUSES

13243 County Road 35.5

March 12, March 19, & March 25

1-3 PM

WATER DESCRIPTIONS

Farmers' Pawnee Canal Company

4 Shares - Offered in 4 –1 share water lots or combo of 4 shares
Water Lots #3A | #3B | #3C | #3D | Water Lot Combo #3

Logan Irrigation District Acres

84.8 Total Acres - Offered in various sizes of 10 / 20 / 40 acre Water Lots/
Combos

Water Lots #4A | #4B | #5A | #5B | #6A | #6B

Water Lot Combo #4 | Water Lot Combo #5 | Water Lot Combo #6 |

LID Single Unit



PO Box 407, Sterling, CO 80751
ADDRESS SERVICE REQUESTED

PRSR FIRST CLASS
U.S. POSTAGE
PAID
MAIL U.S.A.

Reck Means Results

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.

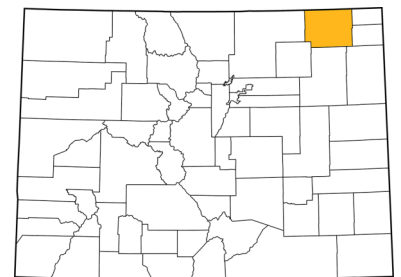


Owl Hollow, LLC Land & Water Auction

133.9± Total Acres | Water Lots

LIVE
Auction

LOGAN COUNTY, CO



Tuesday, Mar. 28, 2023
10:30 am MT | Reck Agri
Auction Center, Sterling, CO

Located on the edge of Sterling, CO city limits in Logan County, this unique property has developmental potential with rural acreage. Offered in 3 land parcels, one with a small residence and domestic well, as well as water lots with ownership in the Logan Irrigation District and Shares within the Farmers' Pawnee Canal Co.

