

# Logan County Water Conservancy District Land Auction

LOGAN COUNTY, CO

Tuesday, April 25, 2023, 10:30 am MT  
Reck Agri Auction Center | Sterling, CO

LIVE  
Auction

1,673.4±  
Total Acres

Pasture  
Spring Fed Ponds

South Platte River  
Pawnee Creek  
Cottonwood Creek

Rural Acreage



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**For More Information, Contact:**

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bgardiner@reckagri.com

# Auction Terms + Location Map

**OVERVIEW:** The Logan County Water Conservancy District is selling 1,673.4± acres via Live Auction on April 25, 2023 at the Reck Agri Auction Center in Sterling, CO. This property consists of 4 parcels - 2 scenic and productive grass tracts, 1 South Platte River bottom land tract with recreation & home site potential, and 1 rural acreage tract with home.

**AUCTION PROCEDURE:** The "LOGAN COUNTY WATER CONSERVANCY DISTRICT LAND AUCTION" is a land auction with no reserve. Competitive bids will determine outcome of auction and the Seller to enter into a contract to purchase with the highest bidder(s). Property to be offered in 4 Parcels. The parcels will be offered in the sale order as stated within the brochure. There will be 3 rounds of bidding with the 3rd round being the final round. Bids will be taken for total purchase price not price per acre.

**TERMS:** Upon the conclusion of the auction, the highest bidder(s) will sign Brokerage Disclosure and will enter into and sign a Contract to Buy and Sell Real Estate (Land) for the amount of the bid. Required earnest money deposit to be in the form of a personal, business, or corporate check for 15% of the purchase price for Parcel #1 - #3 and 5% of the purchase price for Parcel #4. Purchase contract will not be contingent on financing.

**CLOSING:** Closing is May 26, 2023 and to be conducted by Northeast Colorado Title Company. Closing service 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 are available for review within the Due Diligence Packet.

**POSSESSION:** Possession of pasture upon closing. Possession of improvements subject to existing lease.

**PROPERTY CONDITION:** The prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions and the property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

**WATER RIGHTS & EQUIPMENT:** Buyer(s) shall receive whatever interest, if any, Seller has in any water rights appurtenant to the property.

**REAL ESTATE TAXES:** 2023 real estate taxes due in 2024, and thereafter, to be paid by Buyer(s).

**LEGAL DESCRIPTION:** Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

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

**ACREAGES:** All stated acreages in the Color Brochure, Due Diligence Packet, and visual presentation at the auction are approximate and are obtained from the FSA office and/or county tax records. Both sources may indicate different acreages and no warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in this brochure and/or stated at the auction.

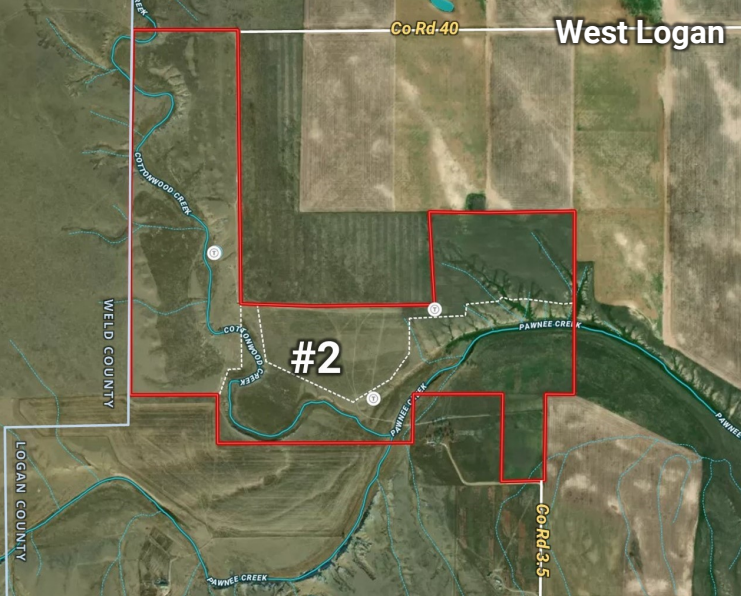
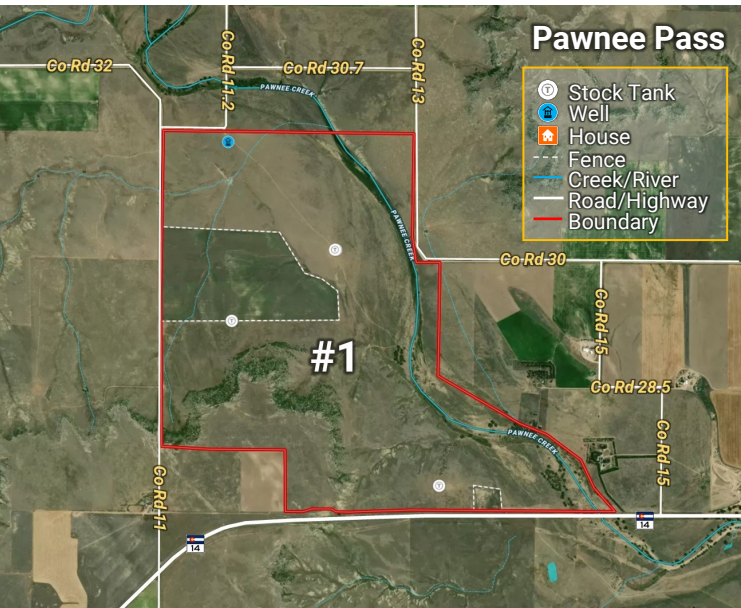
**BIDDER REQUIREMENTS:** To register to bid, Buyer(s), prior to the auction, must review and accept the Due Diligence Packet with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Due Diligence Packet may be obtained by visiting auction property page at [reckagri.com](http://reckagri.com), or by calling Reck Agri Realty & Auction. 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.

**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 "LOGAN COUNTY WATER CONSERVANCY DISTRICT 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. Bidding increments are at the discretion of the Broker.

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



# Parcel Descriptions + Maps & Photos



## LAND DESCRIPTIONS

### Parcel #1 "Pawnee Pass"

**PASTURE - 1,085.9± acres:** Scenic rock outcroppings; 2± mi of Pawnee Creek with 6± spring fed ponds; Perimeter fence (85% new); No grazing in 2022; L/S well w/3 tanks via pipeline; From Sterling, CO, 13± mi W via Hwy #14

**LEGAL:** Sec 24 S1/2; Sec 25 N1/2, SE1/4 & N1/2SW1/4 except a tract, T8N, R55W; + parts of Sec 30, T8N, R54W

**EST. R/E TAXES:** \$761.70

### Parcel #2 "West Logan"

**PASTURE - 448.9± acres:** 4± spring fed ponds; New perimeter fence. Cross fenced into 3 pastures; No grazing in 2022; livestock well w/ 3 tanks via pipeline. From Sterling, CO, 18± mi W via Hwy #14, 6.5± mi N

**LEGAL:** Parts of Sec 5 & 6, T8N, R55W; Parts of Sec 31 & 32, T9N, R55W

**EST. R/E TAXES:** \$430.10

### Parcel #3

**SOUTH PLATTE HUNTING - 133.0± acres:** 70.0± acres river bottom w/ 0.25 mi on both sides; 0.5± mi of Sterling #1 inlet; 63.0± acres retired farmland w/grass cover w/0.5 mi of Pawnee Creek: New perimeter fence w/no fence on south property line; Deer, turkey, waterfowl, and upland bird hunting; From Sterling, CO, 5± mi SE via Hwy #6

**LEGAL:** Parts of Sec 24 & 25, T7N, R53W

**EST. R/E TAXES:** \$1,041.27

### Parcel #4

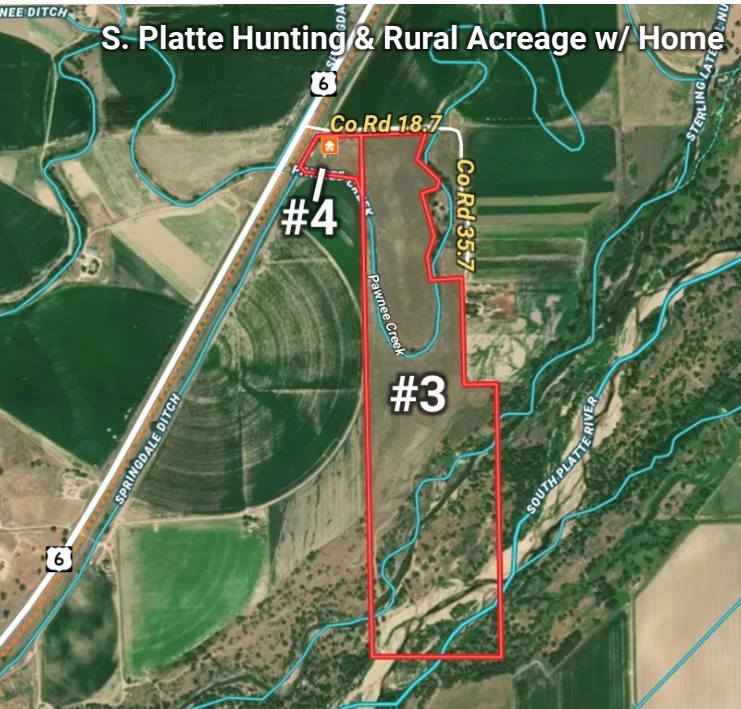
**RURAL ACREAGE w/ HOME - 5.6± acres:** 740 sq ft home, 1 bed, 1 bath, home w/ unfinished basement, deck & outbuildings; Domestic well; Septic; Mature windbreak; From Sterling, CO, 5± mi SE via Hwy #6

**LEGAL:** Sec 24 SE1/4NW1/4 (east of railroad), T7N, R53W

**ADDRESS:** 17622 County Road 18.7, Atwood, CO

**EST. R/E TAXES:** \$1,427.90

**OPEN HOUSE DATES TBD**



PO Box 407, Sterling, CO 80751

ADDRESS SERVICE REQUESTED

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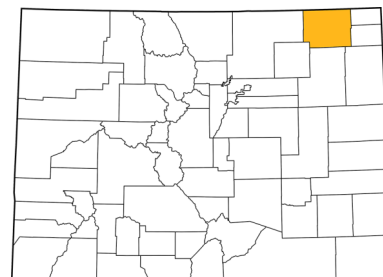
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# Logan County Water Conservancy District Land Auction

1,673.4± Total Acres | 4 Parcels

**LIVE  
Auction**

LOGAN COUNTY, CO



**Tuesday, April 25, 2023**

10:30 am MT | Reck Agri  
Auction Center, Sterling, CO

Logan County Water Conservancy District to sell 1,673.4± acres via **LIVE** Auction. Offered in 4 Parcels with ample pasture, spring fed ponds, South Platte River hunting ground, plus rural acreage.

