

Lone Star Dryland Auction

YUMA COUNTY, COLORADO

Thursday, June 1, 2023

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



NO RESERVE

**325±
Total Acres**

2 Parcels

**2023 Crop
Possession**



Register to bid 24 hours in advance at reckagri.com



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 Info + Location Map

OVERVIEW: The Lone Star Dryland Auction features 2 parcels of dryland 3.5± miles east of Lone Star School. Offered via an online-only (timed) auction on Thursday, June 1, 2023 starting at 8 AM and "soft" closing at 12 PM (noon), MT.

AUCTION PROCEDURE: The "LONE STAR DRYLAND AUCTION" is an online-only auction with NO RESERVE. The property will be offered in 2 separate parcels. Competitive bids will determine the outcome of the auction. Seller reserves the right to accept or reject any and all bids. Seller agrees not to accept and negotiate any contracts to purchase prior to auction date. Bids will be taken for total purchase price not price per acre. Bidding increments are at the discretion of the Broker.

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 which is due upon the signing of the contract and to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Terms and conditions in the Due Diligence Packet and/or other announcements shall be incorporated and made a part of the contract.

CLOSING: Buyer(s) shall pay in good funds, the balance of purchase price plus their respective closing costs, and sign and complete all customary or required documents at closing, which is on or before June 30, 2023. Closing to be conducted by Yuma County Abstract and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Personal Representative's Deed free and clear of all liens, encumbrances, special assessments levied or assessed, and subject to all easements and restrictions or covenants now of record.

POSSESSION: Any custom field work and/or spraying completed on the summerfallow and/or maintenance, including spraying of growing wheat by Seller, prior to auction date, will be reimbursed to Seller by Buyer(s) at closing. Upon signing of contract and the earnest money clearing, Buyer(s) may enter onto property and complete the necessary fieldwork and/or maintenance of the growing wheat crop. Any completion of fieldwork and/or maintenance of the growing wheat crop does not constitute a farm lease. If Buyer(s) defaults and doesn't close, all fieldwork, expenses, and earnest money is forfeited to Seller. If closing does not occur due to the default of Seller, Seller to reimburse Buyer(s) for fieldwork completed at custom rates and invoiced crop expenses.

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.

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

MINERALS: Seller to reserve 25% of OWNED minerals for a 15-year period or as long as production occurs in paying quantities.

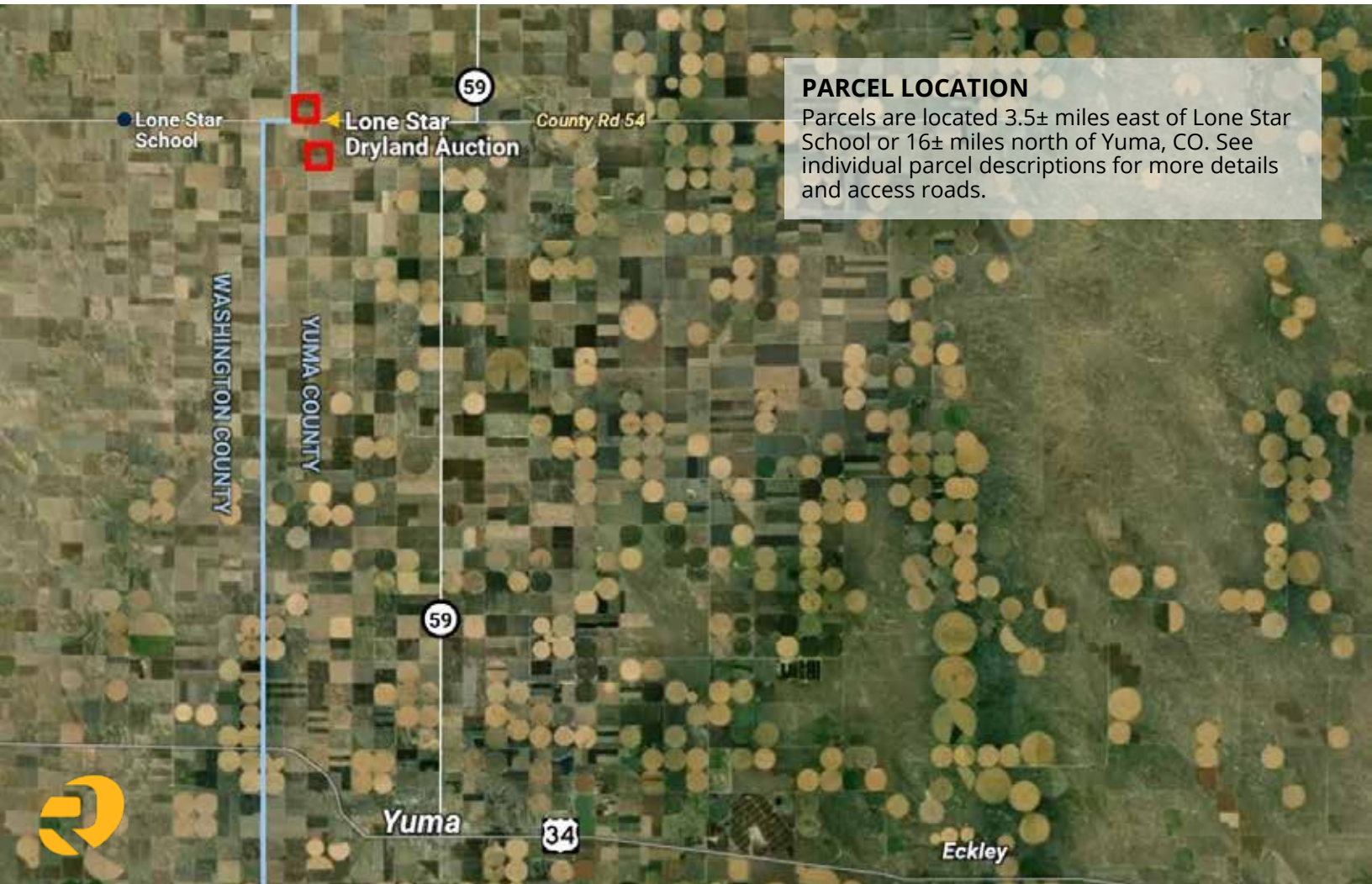
ACREAGES: All stated acreages are approximate and are obtained from FSA and/or County Assessor records. Said records may indicate different acreages, no warranty is expressed or implied as to exact acreages of property, all bids are for the total parcel without regard to exact acreage.

GROWING CROPS: Seller to convey 100% of growing wheat to Buyer(s). Buyer(s) to be responsible for harvesting of wheat crop. Wheat will not be harvested prior to closing without written agreement between Seller and Buyer(s).

BIDDER REQUIREMENTS: Prior to the auction, prospective bidders 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 Lone Star 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.

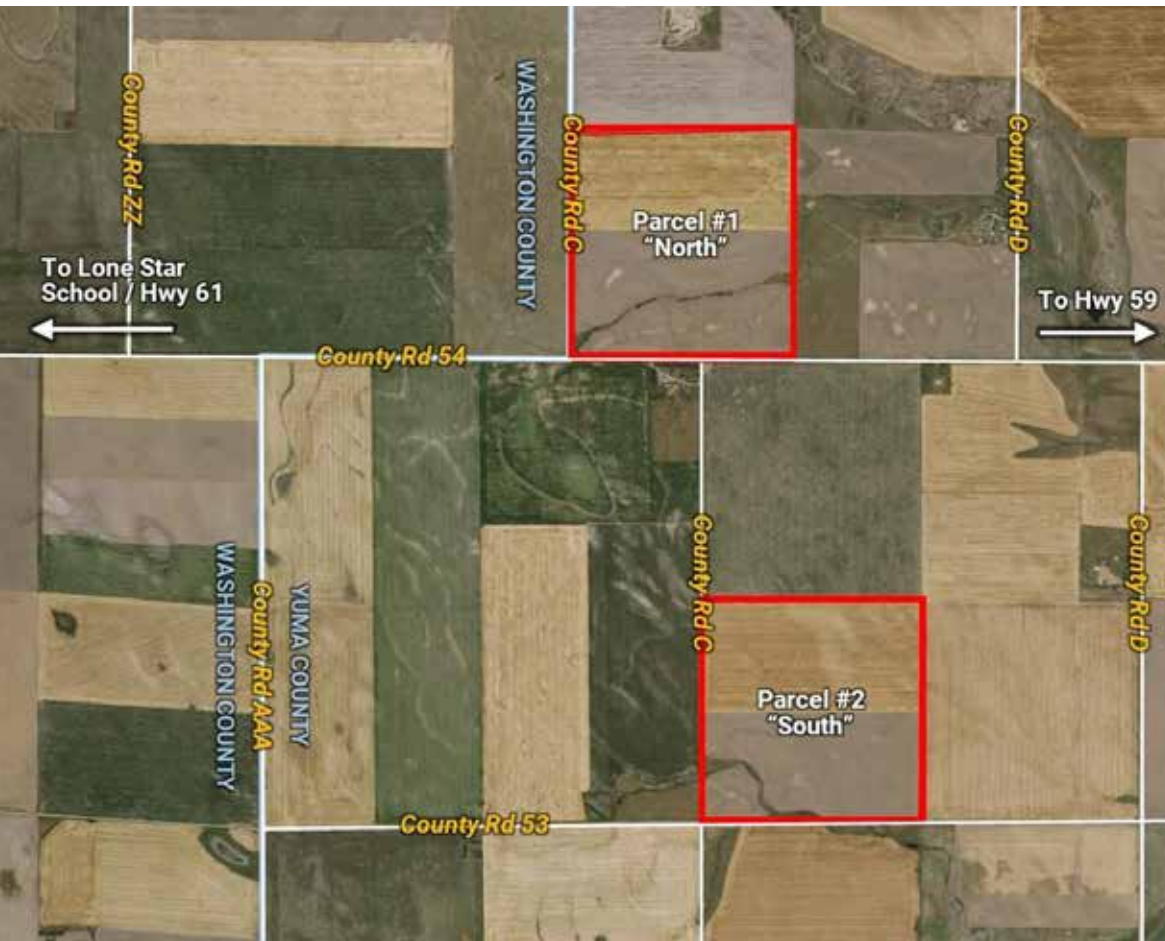


PARCEL LOCATION

Parcels are located 3.5± miles east of Lone Star School or 16± miles north of Yuma, CO. See individual parcel descriptions for more details and access roads.



Parcel Descriptions + Map + Photos



Parcel #1 "North"

165± total acres. 159.4± FSA cropland acres; 79.7± ac growing wheat - Buyer to receive crop; 79.7± ac stubble/fallow; 5.0± ac grass along dry creek bed.

Accessible via blacktop Co Rd 54 & gravel Co Rd C.

FSA Base: 75.6 ac wheat base w/ 32 bu PLC yield

LEGAL: SW1/4 Section 31, T5N-R48W

R/E Taxes ('22): \$368.76

Starting Bid: \$160,000

Parcel #2 "South"

160± total acres. 155.0± FSA cropland acres; 79.5± ac growing wheat - Buyer to receive crop; 75.5± ac stubble/fallow; 3.9± ac grass along dry creek bed.

Accessible via gravel Co Rd C & Co Rd 53.

FSA Base: 76.3 ac wheat base w/ 32 bu PLC yield

LEGAL: SW1/4 Section 5, T4N-R48W

R/E Taxes ('22): \$361.32

Starting Bid: \$155,000



PO Box 407, Sterling, CO 80751
ADDRESS SERVICE REQUESTED

PRSRRT 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.



Lone Star Dryland Auction

325± Total Acres | 2 Parcels



YUMA COUNTY, CO



Thursday, June 1, 2023
Bidding Opens at 8 AM,
closing at 12PM (noon) MT
Online-only auction with NO RESERVE featuring two parcels of dryland just east of Lone Star School in northwestern Yuma County.

