

# Wernsman Family Farms, LLC Land Auction

LOGAN COUNTY, COLORADO

LIVE  
Auction

Thursday, August 31, 2023 @ 10:30am MT  
Reck Agri Auction Center | 535 E. Chestnut, Sterling, CO

1,587±  
Total Acres

Pivot Irrigated  
Dryland & Pasture  
+ Rural Acreages

14 Parcels  
5 Combos



Office: 970.522.7770 | Toll Free: 800.748.2589

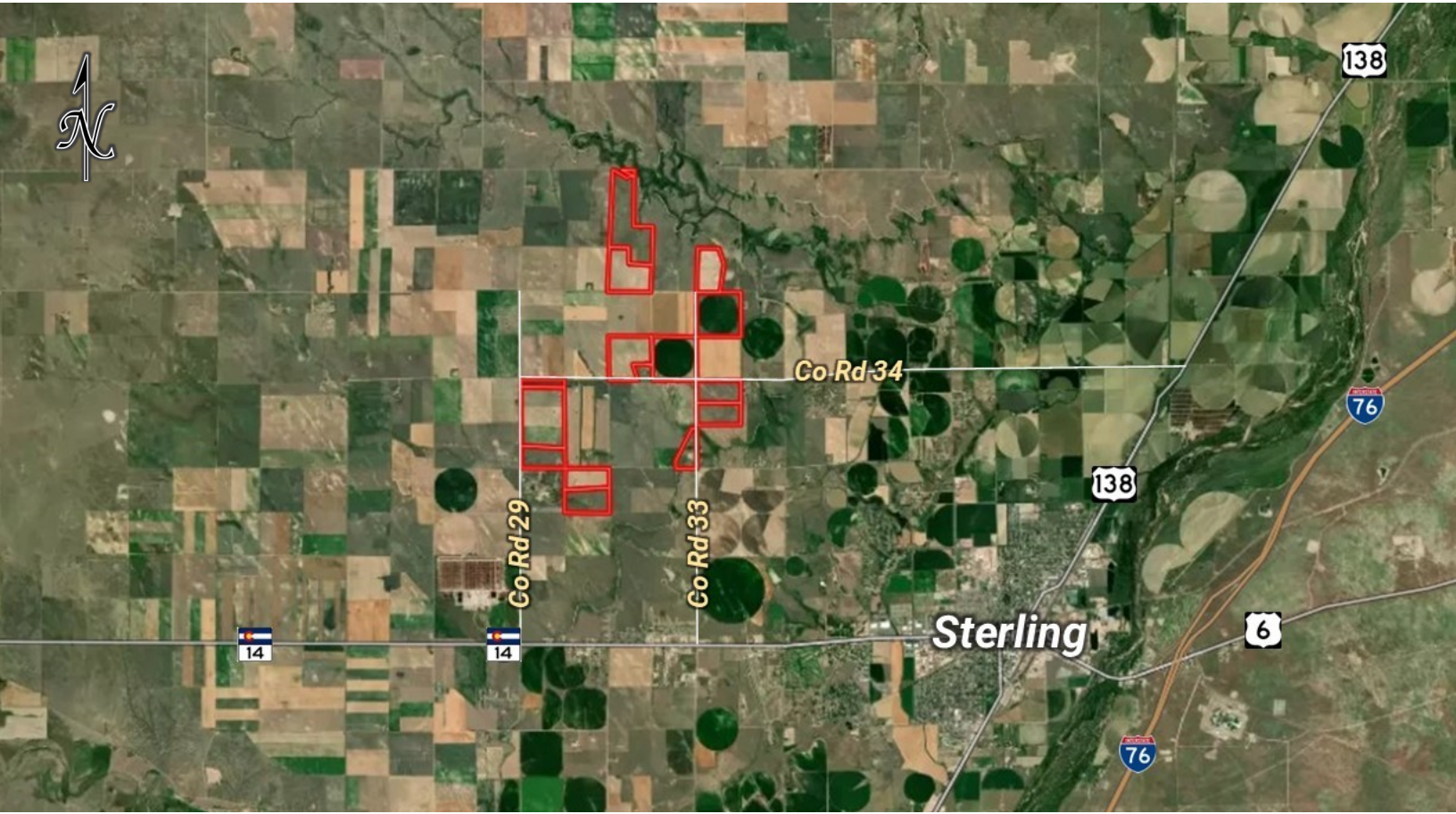


**For More Information, Contact:**

Marc Reck, Broker  
marcreck@reckagri.com

Ben Gardiner, Broker Associate  
bgardiner@reckagri.com

# Location Map & Photos



# Aerial Map & Parcel Descriptions

**Parcel #1A** 162.3± acres; 120.0± ac pivot irrigated, 42.3± ac grass corners; 1 irr. well; Zimmatic pivot

**Parcel #1B** 164.0± acres; 119.4± ac pivot irrigated, 44.6± ac grass corners; 1 irr. well; Reinke pivot

**Combo #1** (#1A & #1B) 326.3± acres; 239.4± ac under 2 pivots w/ 2 irr. wells—86.9± ac grass corners

**Parcel #2A** 128.1± acres; 124.5± ac dryland

**Parcel #2B** 136.7± acres; 131.7± ac dryland

**Combo #2** (#2A & #2B) 264.8± acres; 256.2± ac dryland

**Parcel #3A** 82.7± acres; 79.2± ac pasture; 1 domestic/stock well

**Parcel #3B** 79.5± acres pasture

**Combo #3** (#3A & #3B) 162.2± acres pasture; 1 domestic/stock well

**Parcel #4A** 27.7± acres pasture; 1 domestic/stock well

**Parcel #4B** 216.9± acres dryland

**Combo #4** (#4A & #4B) 244.6± acres pasture and dryland; 1 domestic/stock well

**Parcel #5** 77.3± acres pasture; 1 small residence w/ domestic/stock well

**Parcel #6A** 75.8± acres; 71.2± ac dryland

**Parcel #6B** 90.0± acres pasture

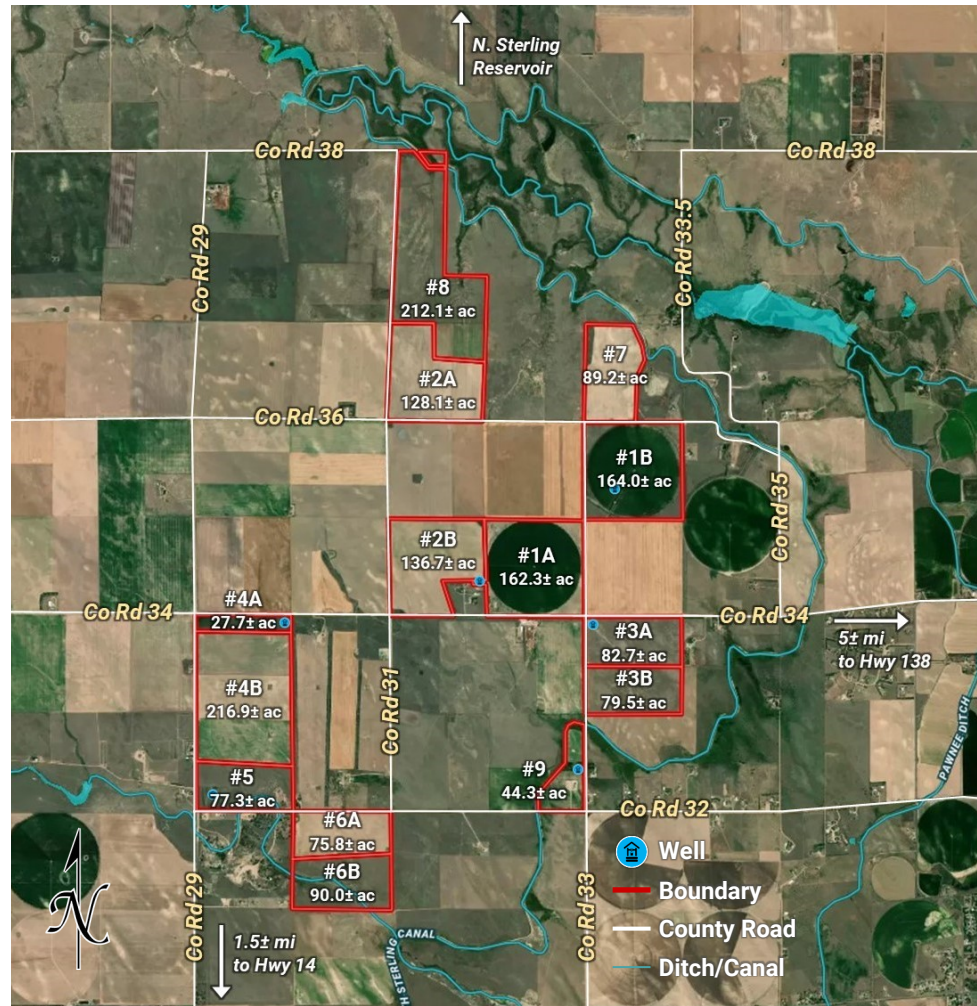
**Combo #6** (#6A & #6B) 165.8± acres pasture and dryland

**Parcel #7** 89.2± acres with dryland/homesite potential

**Parcel #8** 212.1± acres dryland w/ grass

**Parcel #9** 44.3± acres potential homesite; 31± sub-irrigated acres (alfalfa); 1 domestic/stock well

View our website for more details, interactive map and more!



# Photos



*Parcel #1B along CR 33*



*Parcel #9*



*Parcel #5 Small Residence*



*Parcel #1B Pivot*



*Parcel #7*



*Parcel #6B*



*Parcel #6A looking east along CR 32*



# Terms & Conditions

**OVERVIEW:** The Wernsman Family is selling their Logan County properties to relocate to Nebraska. A variety of properties are being offered for sale which include pivot irrigated, dryland, pasture, and rural acreages. The attractive feature of the properties being offered for sale is LOCATION, LOCATION, LOCATION. If you are looking to add pivot irrigation and/or dryland to your current operation or rural acreage to build your country home, all of the properties are located 5± miles NW of Sterling, CO.

**AUCTION PROCEDURE:** The "WERNSMAN FAMILY FARM, LLC LAND AUCTION" is a land auction with RESERVE. The Wernsman Family Farm, LLC property to be offered as a "MULTI PARCEL" Auction in 14 Parcels and 5 Combos 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 for Parcels #1A & #1B and 5% for Parcels #2A - #9 is due as earnest money and will be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

**CLOSING:** Closing is October 6, 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 by General 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 upon closing, except for Parcels #2A, #2B, #4B, #6A, and #7. Upon signing of contract, Buyer(s) may enter onto the property and complete the fieldwork to plant crops. If Buyer(s) defaults, fieldwork, crop 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 and crop expenses.

**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:** Together with all water rights appurtenant to the property for irrigation, domestic, or livestock purposes and rights to Logan Well Users Augmentation Plan. Water rights being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, adequacy and/or condition of all irrigation equipment. Seller to convey all irrigation equipment to Buyer(s).

**REAL ESTATE TAXES:** 2023 real estate taxes due in 2024 to be paid by Seller, at closing, based on the 2022 due in 2023 taxes and shall be considered paid in full.

**LEGAL DESCRIPTION:** Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. If the property sells in parcels and/or combos and a survey is required to create a metes and bounds legal description and/or subdivision exemption approval. Seller to provide and pay for said survey. Seller & Buyer(s) agree that closing may be extended up to 45 days if necessary to complete said survey and/or subdivision exemption completion.

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

**ACREAGES:** All stated acreages are approximate and are obtained from FSA office and/or county tax records. No warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage.

**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. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. 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 "Wernsman Family Farms, LLC 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 at the time of the sale will take precedence over any previously printed materials.***



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.



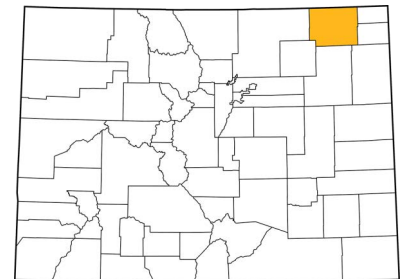
*Mailer is not intended to solicit currently listed properties.  
Reck Agri Realty & Auction is licensed in CO, NE and KS.*

# Wernsman Family Farms, LLC Land Auction

1,587± Total Acres | 14 Parcels

LIVE  
Auction

LOGAN COUNTY, CO



**Thursday, August 31, 2023**  
**10:30 AM MT | 535 E.**  
**Chestnut St, Sterling, CO**

Irrigated and dryland farm ground, pastures of varying sizes (some with domestic wells), home site with sub-irrigated alfalfa – plus scenic views and hunting potential all around!

