

Ronald Stanley Estate Land Auction

LOGAN COUNTY, COLORADO

Thursday, November 30, 2023 at 10:30 am MT
Reck Agri Auction Center | 535 E. Chestnut St., Sterling, CO

LIVE
Auction



119±
Total Acres

Offered as:
2 Parcels
1 Combo

83± ac Irrigated &
Farmstead
36± ac Riverbottom

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 Terms & Conditions

AUCTION PROCEDURE: The RONALD STANLEY ESTATE LAND AUCTION is a multi-parcel auction with RESERVE and will be offered for sale in 2 parcels and 1 combo. The parcels and combo will be offered in sale order as stated within the Due Diligence Packet. The parcels and combo will compete to determine the highest aggregate bid(s). Competitive bids will determine the outcome of the auction. 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.

TERMS: Upon the 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, and to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

CLOSING: Closing is on or before December 27, 2023, and to be conducted by Northeast Colorado Title. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Personal Representative 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).

POSSESSION: Possession of property upon closing.

PROPERTY CONDITION: 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.

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

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

WATER RIGHTS & EQUIPMENT: Together with all water rights and equipment appurtenant to the property for domestic and/or irrigation use including: 2 shares of the Farmer's Ditch, 3 shares

of the Bravo Ditch, and Luft Well 5-#100, decreed in Case No. W-2233, and augmented by the Lower Logan Well Users augmentation plan. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, pumping rates/adequacy of irrigation wells and condition of all irrigation equipment.

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

ACREAGES: All stated acreages are approximate and are obtained from the 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.

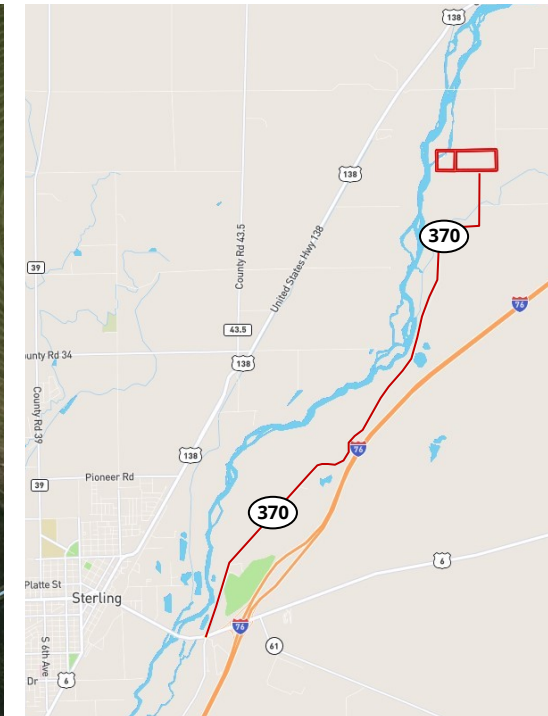
BIDDER REQUIREMENTS: To register to bid, Buyer(s), prior to the auction, must review and accept the Due Diligence Packet with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Due Diligence Packet may be obtained by visiting auction property page at reckagri.com, 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 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. Bidding increments are at the discretion of the Broker.

Announcements made by Reck Agri Realty & Auction at the time of the auction will take precedence over any previously printed material or other oral statements.



Parcel Descriptions & Photos



Parcel #1A Flood Irrigated

Parcel #1A—Flood Irrigated & Farmstead

Farmstead; older home & several outbuildings with well/septic
 83.0± total ac; 70.0± ac flood irr; 13.0± farmstead, grass/rds
 Address: 17987 Co Rd 370, Sterling, CO
 Legal: S½SE¼ of Sec 36, T9N, R52W
 Water Rights: 2 shares of Farmer's Ditch, 3 shares of Bravo Ditch; Irr. well augmented by Lower Logan Well Users
 R/E taxes: \$1,517.16 (2022)



Parcel #1A Farmstead

Parcel #1B—Riverbottom & Pasture

Excellent hunting opportunities; bordered by State land
 36.0± total ac along South Platte River
 *If sold separate from #1A, a 30' access easement along north boundary of #1A to be provided
 Perimeter fenced
 Legal: SE¼SW¼ of Sec 36, T9N, R52W
 Location: From Sterling, CO—7± mi northeast on Co Rd 370
 R/E taxes: \$17.72 (2022)

> Combo #1 (#1A & #1B)

119.0± total ac; 70.0± ac flood irr; 36.0± ac pasture
 2 shares of Farmer's Ditch & 3 shares of Bravo Ditch, Irr. well
 R/E taxes: \$1,534.88 (2022)

Contact us to request a Due Diligence Packet with more detailed information.



SCAN QR WITH YOUR PHONE CAMERA
 View more details, photos, an interactive map and more!

Parcel #1B



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.

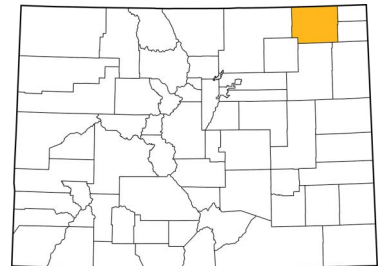


Ronald Stanley Estate Land Auction

119± Total Acres

LIVE Auction

LOGAN COUNTY, CO



**Thursday, November 30, 2023
at Reck Agri Auction Center
Sterling, CO - 10:30 am MT**

Unique opportunity to own a smaller irrigated farm with South Platte riverbottom in close proximity to Sterling, CO. Ample irrigation supply with 2 shares of Farmer's Ditch, 3 shares of Bravo Ditch, and one irrigation well augmented by LLWU.

