

# VILLINES ECKLEY IRRIGATED AUCTION

YUMA COUNTY, COLORADO

**ONLINE  
ONLY  
Auction**

Wed, February 5, 2025

Bidding Opens: 8:00 am MT

"Soft" Closes at 12:00 pm (noon)

**573±**

TOTAL ACRES

YUMA COUNTY, CO



*Large irrigated parcel north of Eckley, CO available for 2025 crop season.*

**For More Information:**

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**RECK AGRI**  
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[reckagri.com](http://reckagri.com)

# Auction Terms + Photos

**ONLINE BIDDING PROCEDURE:** The VILLINES ECKLEY IRRIGATED AUCTION property will be offered for sale in 1 parcel. BIDDING WILL BE ONLINE ONLY on Wednesday, February 5, 2025. Bidding will open @ 8:00 am MT and will "soft close" @ 12:00 noon, MT. Bidding remains open as long as there is continued bidding. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid at any time before bidding closes.

To bid at the online auction: 1.) Download RECK AGRICULTURE MOBILE APP through the Apple App Store or Google Play OR visit [reckagri.com](http://reckagri.com) and click on the VILLINES ECKLEY IRRIGATED AUCTION property page to register to bid. 2.) Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below. 3.) If you have questions regarding the bidding process and/or registration, call Reck Agri Realty & Auction at 970-522-7770.

**BIDDER REQUIREMENTS:** Requirements for Buyer(s) to be approved to bid online: 1.) Review and agree to the terms and conditions of the Due Diligence Packet; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies.

**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, to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Sample contract is available within the Due Diligence Packet.

**CLOSING:** Closing is on or before March 14, 2025. Closing to be conducted by Yuma County Abstract. 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. 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 the property upon closing; tenant has until March 31, 2025 to remove corn from grain bin.

**PROPERTY CONDITION:** All prospective Buyer(s) should verify all information contained herein and are urged to 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.

**GROWING CROPS:** None.

**WATER RIGHTS & EQUIPMENT:** Seller to convey all Seller's water rights, water wells, well permits, and equipment appurtenant to the property for irrigation and stock, including but not limited to the following: Permit #14373-FP & #21450-FP (irrigation), and #73662-A (stock), electric motor/pump, center-pivot sprinkler.

**FSA DETERMINATION:** FSA base acres and yields to pass with property as designated within the Due Diligence Packet. Buyer(s) and Seller, at closing, to sign a memorandum of understanding stating the base acres and yields as designated within the Due Diligence Packet.

**REAL ESTATE TAXES:** 2024 real estate taxes due in 2025 will be paid by Seller. 2025 real estate taxes and thereafter to be paid by Buyer(s).

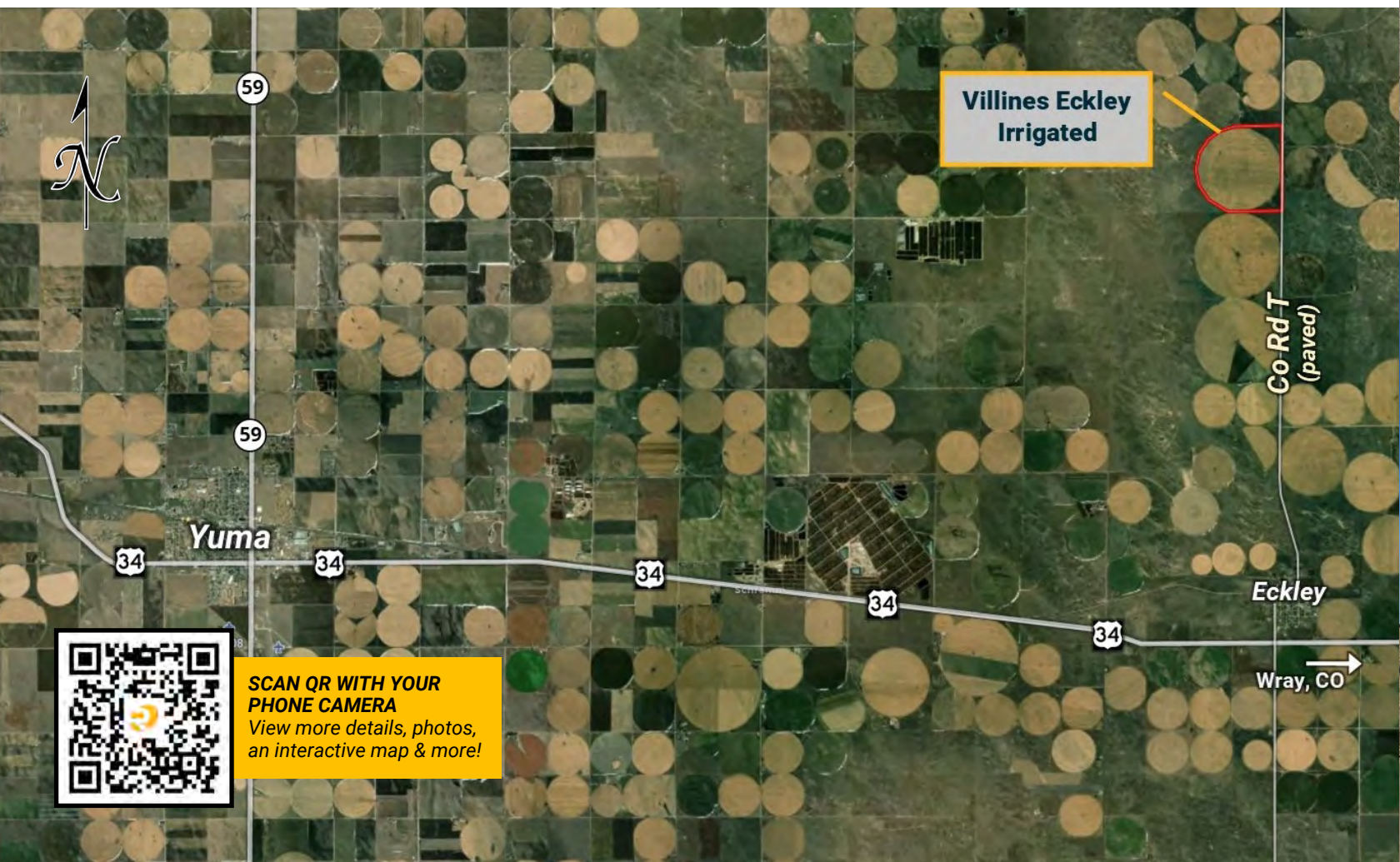
**MINERALS:** Seller to convey all OWNED mineral rights to Buyer(s).

**ACREAGES:** All stated acreages in the initial brochure and Due Diligence Packet are approximate and are obtained from aerial photos from the FSA office. The county tax records 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.

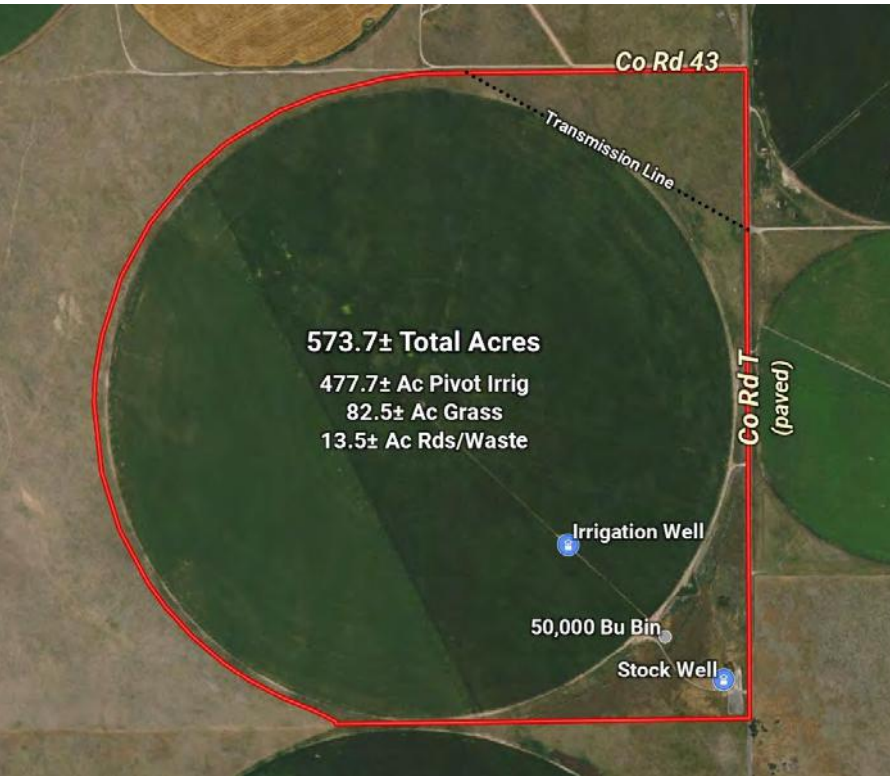
**NOTICE TO PROSPECTIVE BUYER(S):** The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. 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.

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



# Property Description



- 573.7± total acres | 477.7± pivot irrigated acres**
- Located 5± mi North of Eckley/Hwy 34 along paved Co Rd T
  - 82.5± acres grass; 13.5± acres roads/waste
  - Available for 2025 crop season
  - Irrigation well pumps 1700± GPM Well w/ 1,040 Ac-Ft Annual Appropriation
  - Extensive well work completed in 2018
  - Grazed in 2024; planted to Italian Ryegrass
  - Stock well for livestock watering
  - 50,000± Brock grain bin w/ air & unloading auger
  - Seller to convey all OWNED mineral rights
  - Shelterbelt trees
  - FSA Base: 477.7 corn base @ 161 bu yield
  - R/E Taxes & Assessments: \$19,309.29
  - LEGAL: Portions of Sec 33 & 34, T3N-R46W

**RESERVE BID: \$2,300,000**

*The reserve/opening bid set at \$2.3M, meaning that the reserve will be met after the first bid is placed.*



PO Box 407, Sterling, CO 80751

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## The proof is in the numbers.

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

**927,540**

total acres sold

**18,607**

auction attendees

**426**

successful auctions

## What's inside:

### VILLINES ECKLEY IRRIGATED AUCTION

Yuma County, CO  
573± total acres

ONLINE-ONLY  
February 5, 2025  
8am - 12pm MT



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

# Villines Eckley Irrigated Auction

573± Total Acres | Yuma County, CO

**ONLINE  
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**ONLINE-ONLY AUCTION**  
**Wednesday, February 5, 2025**  
**8am - 12pm MT**

Large irrigated parcel north of Eckley, CO available via online auction on February 5, 2025. Excellent paved road access, just minutes from Highway 34 and several large cattle feeders. Available for 2025 season!

