

# ELMO & DOYLE NEIMAN CO. (CO) LAND AUCTION

PHILLIPS & YUMA COUNTIES, COLORADO

**ONLINE  
ONLY  
Auction**

**Tues, February 10, 2026**

Bidding Opens 8:00 am MT

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

PHILLIPS & YUMA  
COUNTIES, CO

**880±**  
TOTAL ACRES



*Exceptional opportunity to invest in highly productive pivot irrigated & dryland.*

**For More Information:**

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**Office**

970.522.7770

**Toll Free**

800.748.2589

reckagri.com

# Location Map & Auction Terms



**ONLINE BIDDING PROCEDURE:** The Elmo & Doyle Neiman Co. (CO) property will be offered for sale in 5 parcels. BIDDING WILL BE ONLINE ONLY on February 10, 2026. 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 on any of the parcels. 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 AGRI MOBILE APP through the Apple App Store or Google Play OR visit [reckagri.com](http://reckagri.com) and click on the ELMO & DOYLE NEIMAN COMPANY (CO) LAND 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, if requested by 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 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 13, 2026. Closing to be conducted by Phillips County Abstract. 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).

**POSSESSION:** Possession upon closing subject to lease on growing wheat crop.

**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:** Landlord share of growing wheat on Parcels #3 & #4 to be conveyed to Buyer(s).

**WATER RIGHTS & EQUIPMENT:** Seller to convey all water rights and equipment. Water rights and equipment are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, and pumping rates/adequacy of irrigation and or domestic/livestock wells.

**FSA DETERMINATION:** FSA base acres and yields to pass with the 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.

**REAL ESTATE TAXES:** 2026 real estate taxes, RRWCD, FGWD, and WYGWD assessments payable in 2027 to be paid by Buyer(s).

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

**MINERALS:** No minerals included, previously reserved.

**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.

**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. 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.

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# Parcel Descriptions - #1 & #2



## Parcel #1 | 240.0± total acres

- 161.93± ac pivot irrigated, 78.07± ac grass/rds
- **Location:** 10± miles south and 2± miles west from Holyoke
- **FSA Base:** 161.3 acres corn/167 bu PLC yield
- **Irrigation Equipment:** 8 tower Valley pivot, 100 hp GE Electric motor
- **Irrigation Permit:** #14742-FP, 400 ac ft
- **R/E Taxes:** \$1,895.72
- **RRWCD/FGWD Assessments:** \$3,900/\$60
- **Crop:** 161.93± ac corn stalks
- **Terrain/Soils:** Level to undulating w/ Haxtun loamy and Valent sand
- **Legal:** SE¼ & E 45 acres of SW¼ of 35, T6N, R45W, Phillips County

**STARTING BID: \$890,000**



## Parcel #2 | 160.0± total acres

- 129.2± ac pivot irrigated, 22.64± ac dryland, 6.19± ac CRP, 1.97± ac grass/roads
- **Location:** 10± miles south, 8± miles west, then 0.5± miles south from Holyoke
- **FSA Base:** 133.8 acres corn/167 bu PLC yield, 10.2 acres wheat/45 bu PLC yield,
- **Irrigation Equipment:** 8 tower Valley pivot, 100 hp GE Electric motor
- **Irrigation Permit:** #13794-FP, 325 ac ft
- **R/E Taxes:** \$1,153.56
- **RRWCD/WYGWD Assessments:** \$3,810/\$416.25
- **Crop:** 7.39± acres growing wheat; 129.2± acres corn stalks; 15.25± acres wheat stubble
- **Terrain/Soils:** Level w/ primarily class II soils w/area of class III
- **Legal:** SE¼ of 2, T5N, R46W, Yuma County

**Starting Bid: \$490,000**





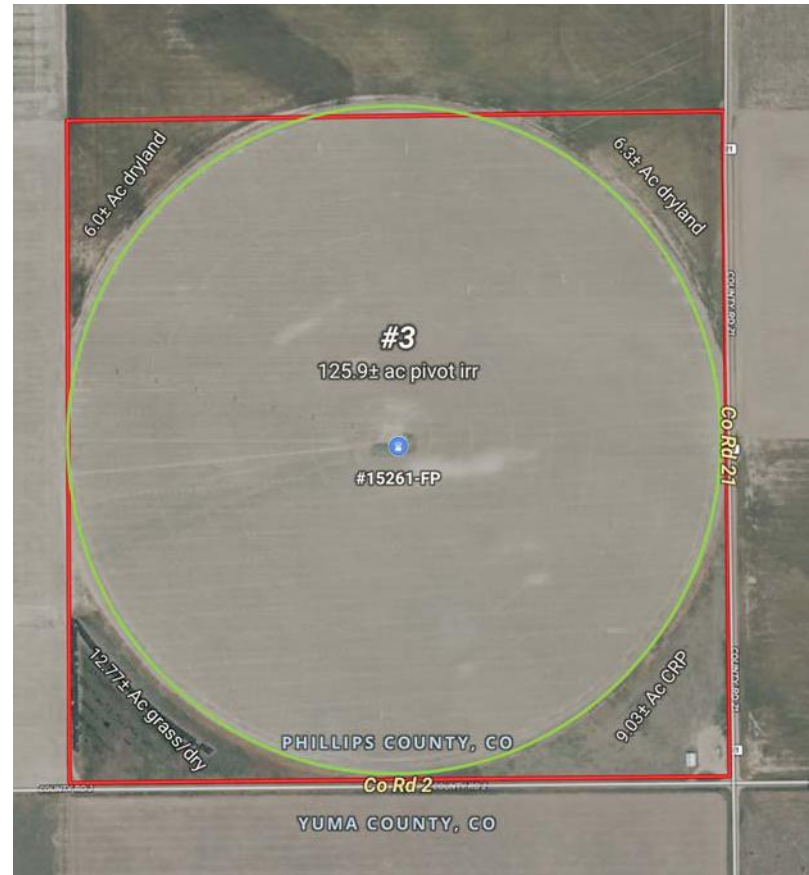
# Parcel Description - #3



Parcel #3



Parcel #3 Shop



Parcel #2



Parcel #3

## Parcel #3 | 160.0± total acres

- 125.9± ac pivot irrigated, 12.30± ac dryland, 9.03 ac CRP, 12.77 ac grass/roads
  - **Location:** 10± miles south, 9± miles west from Holyoke
  - **FSA Base:** 122.2 acres corn/167 bu PLC yield, 8.4 acres wheat/45 bu PLC yield
  - **Irrigation Equipment:** 8 tower Valley pivot, 100 hp GE Electric motor
  - **Irrigation Permit:** #15261-FP, 400 ac ft
  - **Improvements:** Metal building + domestic well
  - **R/E Taxes:** \$1,895.72
  - **RRWCD/FGWD Assessments:** \$3,900/\$60
  - **Crop:** 12.3± ac growing wheat; 125.9± ac corn stalks
  - **Terrain/Soils:** Level w/ primarily class II soils w/small area of class III
  - **Legal:** SE¼ of 34, T6N, R46W, Phillips County
- Starting Bid: \$440,000**



# Parcel Descriptions - #4 & #5



## Parcel #4 | 160.0± total acres

- 153.37± ac dryland, 6.63± ac grass/roads
- **Location:** 10± miles south, 9± miles west, then 0.5± miles north from Holyoke
- **FSA Base:** 32 acres corn/167 bu PLC yield, 67.3 acres wheat/45 bu PLC yield,
- **R/E Taxes:** \$842.00
- **Crop:** 71.1± acres growing wheat; 82.15± acres wheat stubble
- **Terrain/Soils:** Level w/ hill/dry creek, primarily class II & III soils w/ small area of class IV & VIII
- **Legal:** NE¼ of 34, T6N, R46W, Phillips County

**Starting Bid: \$145,000**



## Parcel #5 | 160.0± total acres

- 159.81± ac dryland, 0.19± ac roads
- **Location:** 10± miles south, 8.5± miles west from Holyoke
- **FSA Base:** 76 acres corn/164 bu PLC yield, 72.8 acres wheat/46 bu PLC yield
- **Crop:** 79.9± acres corn stalks; 79.9± acres wheat stubble
- **Terrain/Soils:** Level w/ primarily class II soils w/ areas of class III & IV
- **R/E Taxes:** \$879.60
- **Legal:** SW¼ of 35, T6N, R46W, Phillips County

**Starting Bid: \$165,000**





## 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.

**969,153**

total acres sold

**2,089**

transactions

**449**

auctions

### What's inside:

#### ELMO & DOYLE NEIMAN CO. (CO) LAND AUCTION

5 Parcels

880± total acres

#### ONLINE-ONLY AUCTION

February 10, 2026

8am - 12pm MT



# ELMO & DOYLE NEIMAN CO. (CO) LAND AUCTION

Phillips & Yuma Counties, CO | 5 Parcels

**ONLINE  
ONLY  
Auction**



### ONLINE-ONLY AUCTION

**Tues, February 10, 2026**

**8am - 12pm MT**

Located 10± miles southwest of Holyoke, Colorado, this diversified offering provides a strong balance of irrigated and dryland acres—ideal for farmers, investors, and expansion-minded operators. This is an outstanding opportunity to acquire quality farmland in a region known for strong production and long-term agricultural value.

