

JR & LAVERLE KELLEY LAND AUCTION

AKA BOX E, LLC | KIOWA & CHEYENNE COUNTIES, COLORADO

**LIVE
Auction**

Wednesday, October 22, 2025

1:30 pm MT | Eads, CO

Kiowa County Fairgrounds

3,813±
TOTAL ACRES

KIOWA & CHEYENNE
COUNTIES, CO



Rare opportunity for pasture acres with dryland farm ground in eastern Colorado.

For More Information:

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Auction Terms & Conditions

AUCTION PROCEDURE: The "JR & LAVERLE KELLEY LAND AUCTION" aka Box E, LLC is a land auction with RESERVE. The Kelley property to be offered as a "MULTI PARCEL" Auction and will be offered in the sale order as stated within the brochure. 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 their bid and 15% of the purchase price is due as earnest money. Purchase contract will not be contingent upon financing.

CLOSING: Closing is on or before November 21, 2025. Closing to be conducted by Kiowa County Abstract Company and the 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).

LIVESTOCK WATER RIGHTS: 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 livestock wells. Several wells are subject to water use agreements.

POSSESSION: Possession of pastures upon closing. Possession of lands where corn is planted upon closing and/or upon harvest. Possession of lands planted to wheat subject to farm lease.

LEASE: Lands planted to wheat subject to cash lease. Buyer(s) to receive cash lease payment for planted wheat to be harvested in 2026.

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.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels, Combos, or Units as designated within the Due Diligence Packet.

CRP GRASSLANDS CONTRACTS: Seller to convey all right, title, and interest to the existing CRP Grasslands contracts to the Buyer(s) as successor in interest. Seller to convey the October 2026 CRP payments.

HUNTING WALK-IN: Property is currently enrolled in the Colorado Parks and Wildlife Hunting Walk-In Access Program (CPW Hunting WIA). Buyer(s) to receive the 2026 payment.

REAL ESTATE TAXES: 2025 real estate taxes due in 2026, to be paid by Seller. 2026 real estate taxes due in 2027 and thereafter to be paid by Buyer(s).

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. If a parcel and/or combo is split and a survey is required, Seller to provide and pay for said survey.

MINERALS: Seller to convey all 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 general location 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.

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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 other oral statements.



**SCAN QR WITH YOUR
PHONE CAMERA**

*View more details, photos,
an interactive map & more!*

Overview - Location - Sale Order



OVERVIEW

The Jr & LaVerle Kelley property, aka as Box E, LLC, to be offered in 6 Parcels, 3 Combos and as Pasture and Single Units. Seldom does the opportunity to purchase a property of this quality become available for sale in this area. The grass has been rotationally grazed and is in excellent condition with cross-fencing and strategic water locations. In addition, this property offers added income from CRP Grasslands program of \$49,061 and CPW Walk-In Access Hunting program of \$7,576. Don't miss this opportunity to purchase productive grass, cropland, and income potential in eastern Colorado!

SALE ORDER

PARCEL #1A

PARCEL #1B

COMBO #1

PARCEL #2A

PARCEL #2B

COMBO #2

PASTURE UNIT

PARCEL #3A

PARCEL #3B

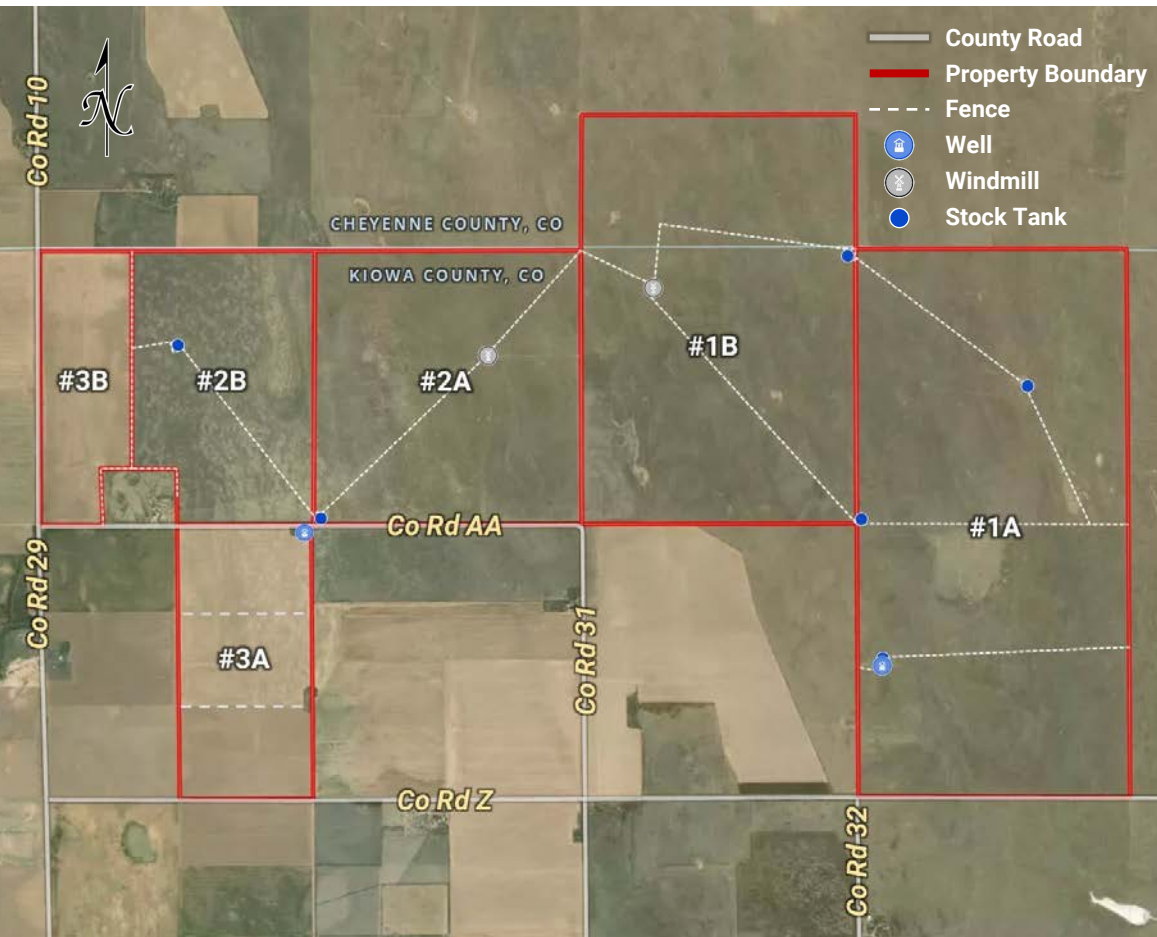
COMBO #3

SINGLE UNIT

QUICK FACTS

- 3,813.3± total acres
- 3,270.73± acres grass / Enrolled in CRP Grasslands program
 - * 2,246.60 ac Contract #11033A (\$15/ac – Exp. 9-30-2031)
 - * 1,024.13 ac Contract #11034B (\$15/ac – Exp. 9-30-2031)
 - * Buyer(s) to receive 2026 payments – Total payment: \$49,061
- 506.5± acres dryland
 - * 401.5± acres corn (to be harvested 2025)
 - * 105.0± acres planted wheat
- Property enrolled in CPW Hunting Walk-In Access program; Buyer(s) to receive 2026 payment of \$7,576
- Borders Kiowa & Cheyenne County lines
- Located 13± miles SW of Kit Carson, CO or 10± mi NW of Eads, CO
- Offered in 6 Parcels, 3 Combos, Pasture Unit & Single Unit
- Perimeter fenced & cross-fenced into 11 pastures
- Strategically located livestock water with 2 windmills, 2 wells w/ 7 tanks via pipeline–Grass in excellent condition via rotational grazing program
- Possession of pastures upon closing; possession of cornstalks upon closing or harvest; possession of planted wheat subject to farm lease
- Buyer(s) to receive cash lease payment for planted wheat to be harvested in 2026
- **FSA Base:** 37.07 ac Wheat @ 35 PLC; 133.20 ac Corn @ 40 PLC; 185.13 ac Sorghum @ 36 PLC
- **Total R/E Taxes:** \$2,696 (estimated 2025)
- Seller to convey all OWNED mineral rights

Property Details & Parcel Map



PARCEL #1A

1,288.1± total acres
 1,279.1± ac grass/9.0± ac rds
 CRP Grasslands Paym't: \$19,186.50
 CPW Hunting WIA Paym't: \$2,565.56
 Co Rd Z (south boundary);
 Co Rd 32 partial west boundary)
 1 well w/3 tanks via pipeline (1
 add'l shared tank)
 Cross-fenced w/ 4 pastures
 R/E Taxes: \$708.86

PARCEL #1B

972.0± total acres
 967.5± ac grass, 4.5± ac rds
 CRP Grasslands Paym't: \$14,512.50
 CPW Hunting WIA Paym't: \$1,940.56
 Co Rd AA (south boundary)
 1 Windmill (2 add'l shared tanks)
 Cross-fenced w/ 3 pastures
 R/E Taxes: \$533.40

COMBO #1 (#1A & #1B)

2,260.1± total acres
 2,246.6± ac grass/13.5± ac rds
 CRP Grasslands: \$33,699.00
 CPW Hunting WIA: \$4,506.12
 1 windmill, 1 well w/ 5 tanks via
 pipeline
 Cross-fenced w/ 7 pastures
 R/E Taxes: \$1,242.26

PARCEL #2A

631.7± total acres
 625.7± ac grass/6.0± ac rds
 CRP Grasslands Payment: \$9,385.50
 CPW Hunting WIA Payment: \$1,255.00
 Co Rd AA (south boundary)
 1 Windmill (1 additional shared tank)
 Cross-fenced w/ 2 pastures
 R/E Taxes: \$354.26

PARCEL #2B

406.5± total acres
 398.4± ac grass/8.1± ac rds
 CRP Grasslands Payment: \$5,976.50
 CPW Hunting WIA Payment: \$799.09
 Co Rd AA (south boundary)
 1 well w/ 1 tank via pipeline (1 additional
 shared tank)
 Cross-fenced w/ 2 pastures
 R/E Taxes: \$234.02

COMBO #2 (#2A & #2B)

1,038.2± total acres
 1,024.1± ac grass/14.1± ac rds
 CRP Grasslands Payment: \$15,362.00
 CPW Hunting WIA Payment: \$2,054.09
 1 windmill, 1 well w/ 2 tanks via pipeline
 Cross-fenced w/ 2 pastures
 R/E Taxes: \$588.28



**Property is fenced for convenience, fences may
 not follow property lines*

Property Details & Photos



PASTURE UNIT (#1A, #1B, #2A & #2B)

3,298.3± total acres
3,270.7± ac grass/27.6± ac rds
CRP Grasslands Payment: \$49,061.00
CPW Hunting WIA Payment: \$6,560.21
2 windmills, 2 wells w/ 7 tanks via pipeline
Cross-fenced w/ 11 pastures
R/E Taxes: \$1,830.54

PARCEL #3A

318.0± total acres
311.5± ac dryland/6.5± ac rds
CPW Hunting WIA Payment: \$624.71
206.5± ac corn /105.0± ac planted wheat
Co Rd AA (north boundary);
Co Rd Z (south boundary)
FSA Base: 22.80 ac wheat, 81.92 ac corn,
113.8 ac sorghum
R/E Taxes: \$505.68



PARCEL #3B

197.0± total acres
195.0± ac dryland (corn)/2.0± ac rds
CPW Hunting WIA Payment: \$391.08
Co Rd AA (south boundary),
Co Rd 29 (west boundary)
FSA Base: 14.27 ac wheat, 51.28 ac corn,
71.28 ac sorghum
R/E Taxes: \$359.78



COMBO #3 (#3A & #3B)

515.0± total acres
506.5± ac dryland/8.5± ac rds
401.5± ac corn/105.0± ac planted wheat
CPW Hunting WIA Payment: \$1,015.79
FSA Base: 37.07 ac wheat, 133.2 ac corn,
185.13 ac sorghum
R/E Taxes: \$865.46

SINGLE UNIT

3,813.3± total acres
3,270.7± ac grass, 506.5± ac dryland,
36.1± ac roads
401.5± ac corn/105.0± ac planted wheat
CRP Grasslands Payment: \$49,061.00
CPW Hunting WIA Payment: \$7,576.00
2 windmills, 2 wells w/ 7 tanks via pipeline
Cross-fenced w/ 11 pastures
FSA Base: 37.07 ac wheat, 133.20 ac corn,
185.13 ac sorghum
R/E Taxes: \$2,696.00



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.

959,888

total acres sold

19,034

auction attendees

441

successful auctions

What's inside:

JR & LAVERLE KELLEY LAND AUCTION (AKA BOX E, LLC)

Kiowa & Cheyenne
Counties, CO
3,813± total acres
Pasture / Dryland



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3,813± Total Acres | Kiowa & Cheyenne Counties, CO

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Selling 3,813.3± acres
comprised of 3,270.7± grass
and 506.5± dryland, located
just 13± miles SW of Kit Carson
or 10± miles NW of Eads.
Additional income from CRP
Grasslands and CPW Hunting
Walk-In Access give this
property extra appeal!