

STERLING FARM & FEEDLOT AUCTION

LOGAN COUNTY, COLORADO

LIVE
Auction

Tuesday, November 19, 2024
10:30 am MT
Reck Agri Auction Center
535 E. Chestnut St, Sterling, CO

947±

TOTAL ACRES

LOGAN COUNTY, CO



Operating farm & feedlot minutes from Sterling, CO with improvements.

For More Information:

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Overview + Auction Terms

OVERVIEW

The Sterling Farm & Feedlot property is known for its relatively new feedlot and abundance of North Sterling Irrigation District (NSID) irrigation water. Currently this property is operated as a 947.5± acre irrigated farm in combination with feeding cattle in the 5,000 head feedlot. Cedar Creek flows through the property for year-round live water. Excellent access via paved county highway, located 7.5 miles north of Sterling, CO & just SE of North Sterling Reservoir. This is an opportunity to add on to your current operation, purchase ready-to-operate feedlot and/or purchase additional North Sterling Irrigation District water. The multi-parcel auction bidding platform provides the following buying opportunities: 1) Feedlot with 326± total acres and pivot; 2) 3 parcels with pivot & flood irrigation ranging from 164.9± acres to 287.8± acres; 3) Additional 286.51 NSID district acres in 20± district acre water lots, and 4) Ability to buy parcels, water lots, combos, various units, and/or the entire single unit.

AUCTION PROCEDURE: The "STERLING FARM & FEEDLOT AUCTION" is a land auction with RESERVE. The property to be offered as a "MULTI PARCEL" Auction in the sale order as stated within this brochure and Due Diligence Packet. Bids will be taken for total purchase price not price per acre and/or price per district acre.

PRE-AUCTION OFFERS: Seller reserves the right to accept non-contingent offers to purchase the property prior to auction. If an acceptable offer is received on or before October 25, 2024, by 5:00 p.m., Seller reserves the right to cancel said auction. If no acceptable offer is received, the auction will proceed.

TERMS: Upon the conclusion of the auction, the highest bidder(s) will enter into a Contract to Buy and Sell Real Estate (Land) and/or Purchase Contract for the North Sterling Irrigation District Acres for the amount of the bid(s). Required earnest money deposit of 15% of the total purchase price is due upon signing of contract. Purchase contracts will not be contingent upon financing. Terms and conditions in the Due Diligence Packet and oral announcements shall be incorporated and made a part of the contract. Sample contracts are available within the Due Diligence Packet.

CLOSING: If the property is sold as the Single Unit, closing is on or before December 20, 2024. If the real estate and the NSID Water Lots are sold separately whereby the district acres need board approval to transfer said district acres, the closing shall be on or before January 17, 2025. If non-contingent offer is accepted, the closing shall be on or before December 6, 2024. Closing to be conducted by Northeast Colorado Title Company and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title of the real estate by Special Warranty Deed and transfer of the district acres shall be by Petition for Inclusion/ Exclusion by the North Sterling Irrigation District. 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. No title insurance is to be provided for the extra North Sterling Irrigation District Acre Rights.

POSSESSION: Possession of farmland, improvements, and feedlot upon closing.

(Note: Arrangements for the tenant to store or remove their growing crops, harvested crops, and/or silage on the property will be announced prior to and/or at the auction.)

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.

GROWING CROPS: All growing crops, harvested crops, and stored silage are excluded. (Note: If tenant is interested in selling any growing crops, harvested, and/or stored that will be announced prior to and/or at the auction and to be negotiated separate from the real estate sale).

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels, Combos, or Single Unit 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 (DDP).

WATER RIGHTS & EQUIPMENT: Seller to convey all water rights and irrigation equipment as stated within this brochure and the Due Diligence Packet (DDP), including but not limited to North Sterling Irrigation District acres, Point of Rocks Water Company, L.L.C. and Point of Rocks Water Company, L.L.C. II. Water rights and equipment are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, adequacy and/or delivery of ditch water and stream flows, and pumping rates/adequacy of irrigation/domestic wells. To purchase the North Sterling Irrigation District (NSID) district acres, review the Terms and Conditions To Convey as shown within Due Diligence Packet.

REAL ESTATE TAXES: 2024 real estate taxes due in 2025, to be paid by Seller.

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, Seller to provide and pay for said survey. Seller & Buyer(s) agree that closing may be extended up to 30 days if necessary to complete said survey.

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

NOXIOUS WEEDS & CHEMICALS: There may be areas infested by noxious weeds, The location of and the density of noxious weeds is unknown at this time.

ACREAGES: All stated acreages are approximate and are obtained from County Assessor records. No warranty is expressed or implied as to exact acreages of property and 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. 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 offer broker participation for the "STERLING FARM & FEEDLOT 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.

Location - Quick Facts - Sale Order



LOCATION

From Sterling, CO: 7.5 miles north on North 7th Ave (Co Rd 39 turns to Co Rd 37.5)

SALE ORDER

PARCEL #1
PARCEL #2A
PARCEL #2B
COMBO #2
EAST UNIT
PARCEL #3
FARM UNIT w/o Extra NSID
NSID WATER LOT #4A - 16.73 AC
NSID WATER LOT #4B - 20 AC
NSID COMBO #4 - 36.73 AC
NSID WATER LOT #5A - 20 AC
NSID LOT #5B - 20 AC
NSID COMBO #5 - 40 AC
NSID LOT #6A - 20 AC
NSID LOT #6B - 20 AC
NSID COMBO #6 - 40 AC
NSID EAST 116.73 AC
NSID LOT #7A - 9.78 AC
NSID LOT #7B - 20 AC
NSID LOT #7C - 20 AC
NSID COMBO #7 - 49.78 AC
NSID LOT #8A - 20 AC
NSID LOT #8B - 20 AC
NSID COMBO #8 - 40 AC
NSID LOT #9A - 20 AC
NSID LOT #9B - 20 AC
NSID COMBO #9 - 40 AC
NSID LOT #10A - 20 AC
NSID LOT #10B - 20 AC
NSID COMBO #10 - 40 AC
NSID WEST 169.78 AC
NSID UNIT - 286.51 AC
SINGLE UNIT

QUICK FACTS

- 947.5± total acres
- 264.8± sprinkler irrigated acres – 3 pivots
- 278.1± flood irrigated acres – gated pipe
- 404.6± acres pasture, improvement site, rds/waste
- Address: 18503 County Road 42.5, Sterling, CO
- Logan County, CO
- Located 7.5 miles north of Sterling, CO, via North 7th Ave (Co Rd 39 north to Co Rd 37.5 & 42.5)
- 5,000 hd feedlot – 4,335 linear ft of bunk @ 10.4"/head
- 23 feeding pens – 200 sq ft/head – connected via 16'+ alleyways
- 19 of the pens built 2007-2012
- Cattle processing & receiving facilities – Commodity storage area
- Cattle commercial well
- Logan County permit – 5,000 head – CAFO Permit 10,000 head
- Offered in 4 parcels, East, Farm, & Single Unit with 624.74 North Sterling Irrigation District (NSID) district acres
- 286.51 additional NSID district acres to be offered in 15 water lots & combos of 20 & 40 district acres
- Possession upon closing
- Enrollment in Point of Rocks Water Company, L.L.C. and Point of Rocks Water Company, L.L.C. It provides additional income
- Seller to convey all OWNED mineral rights

NOTE: SELLER WILL CONSIDER NON-CONTINGENT OFFERS UP TO OCTOBER 25, 2024

Feedlot & Improvements



Looking north along CR 37.5



SILENCER® Cattle Chute



Continuous pour cement bunks



Cattle processing facilities

PARCEL INFO

#1 – 326.0± Total Acres: Pivot & Flood Irrigated + Feedlot & Improvements

- **Acreage:** 102.7± ac pivot irr, 15.3± ac flood irr, 94.0± ac pasture, 87.1± ac improvement site, 26.9± ac rds/waste
- **Legal:** Part of Section 19, T9N, R52W
- **NSID:** 131.33 district acres | Assessment: \$2,889.26
- **R/E Taxes:** \$9,180.93 (2023)
- **Irr Equipment:** 30 HP electric motor/pit pump, 7 tower Reinke pivot, gated pipe
- 23 feeding pens - 200± sq ft per head (5,000± hd) Connected via 16'+ alleyways
- 4,335± linear feet of continuous pour cement bunk; 5,000± head capacity @ 10.4" per head
- Older feedlot – 4 pens w/ 6'- 8' concrete aprons, drill stem & pipe fencing, and Ritchey waterers
- Newer feedlot – 19 pens w/15' concrete aprons, drill stem, cable, pipe & fencing, and Ritchey waterers (2007-2012)
- Cattle processing and receiving - 3 processing pens, loadout, holding pen, alleyway, & enclosed working bldg w/ SILENCER® chute
- Well permitted for commercial feedlot use – additional 12,000 gallon water storage tank
- Platform scales
- Logan County Permit for 5,000 head - CAFO permit for 10,000 head
- Feedlot drainage via 5 ponds for wastewater containment & storage
- Feed & Commodity storage area
- (2) 22,000 Conrad American grain bins with aeration
- (3) Hopper bins @ 1,250 bu each
- 5 bay - commodity shed – level hay storage area
- Silage pit – dirt w/partial cement floor
- Several older outbldgs – 3 homes (uninhabitable)



Parcel Descriptions + NSID Water | Single Unit



PARCEL INFO

#2A – 164.9± Total Acres: Flood Irr. & Live Water

Acreage: 138.9± ac flood irr, 26.0± ac rds/waste & Cedar Creek bottom

Legal: Part of Sections 18 & 19, T9N, R52W

NSID: 154.52 district acres | **Assessment:** \$3,399.44

R/E Taxes: \$1,752.97 (2023)

Irr. Equipment: Gated pipe

#2B – 168.8± Total Acres: Pivot & Flood Irr.

Acreage: 103.7± ac pivot irr, 38.0± ac flood irr, 27.1± ac rds/waste

Legal: Part of Sections 18 & 19, T9N, R52W

NSID: 167.83 district acres | **Assessment:** \$3,692.26

R/E Taxes: \$1,974.34 (2023)

Irr. Equipment: 30 HP electric motor/pit pump, 7 tower Reinke pivot, gated pipe

Combo #2 – (Parcels #2A & #2B)

333.7± Total Acres

Acreage: 103.7± ac pivot irr, 176.9± ac flood irr, 53.1± ac rds/waste

NSID: 322.35 district acres

Irr. Equipment: 30 HP electric motor/pit pump, 7 tower Reinke pivot, gated pipe

EAST UNIT – (Parcels #1, #2A & #2B)

659.7± Total Acres

Acreage: 206.4± ac pivot irrigated, 192.2± ac flood irrigated, 94.0± ac pasture, 87.1± ac improvement site, 80.0± ac rds/waste

NSID: 453.68 district acres

Irr. Equipment: 2–30 HP electric motor/pit pump, 2–7-tower Reinke pivots, gated pipe

#3 – 287.8± Total Acres: Pivot & Flood Irrig.

Acreage: 58.4± ac pivot irrigated, 85.9± ac flood irrigated, 116.9± ac pasture 26.6± ac roads/waste

Legal: Part of Section 13, T9N, R53W

NSID: 171.06 district acres | **Assessment:** \$3,763.32

R/E Taxes: \$1,830.18 (2023)

Irr. Equipment: 30 HP electric motor/booster pump, 7 tower Zimmatic pivot, gated pipe

FARM UNIT w/o Extra NSID – (Parcels #1, #2A, #2B, & #3)

947.5± Total Acres

Acreage: 264.8± ac pivot irr, 278.1± ac flood irr, 210.9± ac pasture, 87.1± ac improvement site, 106.6± ac rd/waste

NSID: 624.74 district acres

Irr. Equipment: 3-30 HP Electric motors/pumps, 3 pivots, gated pipe
Improvements: See Parcel #1 info



NSID Water Lots & Unit

NSID: 286.51 acre rights

Assessments: \$22/district ac

LOTS & COMBOS OF 20 & 40

District Acres

Reference Sale Order for lot acreages

SINGLE UNIT – (Parcels #1, #2A, #2B, #3 + NSID Water Lot Unit)

947.5± Total Acres | 911.25 NSID District Acres

Acreage: 264.8± ac pivot irr, 278.1± ac flood irr, 210.9± ac pasture, 87.1± ac improvement site, 106.6± ac rd/waste

NSID: 911.25 district acres

Irrig. Equipment: 3–Electric motors/pumps, 3– pivots, gated pipe

Improvements: See Parcel #1 description

Live water via Cedar Creek



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.

921,792

total acres sold

422

successful auctions

18,511

auction attendees

1,978

transactions



Sterling Farm & Feedlot Auction



947± Total Acres | Logan County, CO



**Tues, November 19, 2024 at
Reck Agri Auction Center
Sterling, CO - 10:30 am MT**

LIVE Auction featuring irrigated acres, 5,000 head feedlot, and pasture minutes from Sterling, CO and North Sterling Reservoir.

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

