

PLATNER NORTH LAND AUCTION

WASHINGTON COUNTY, COLORADO

**ONLINE
ONLY
Auction**

Tues, February 17, 2026

Bidding Opens 8:00 am MT

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

984±

TOTAL ACRES

WASHINGTON
COUNTY, CO



Dryland and grass acres offered for sale in 4 parcels.

For More Information:

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Location Map & Auction Terms



QUICK FACTS

- **984.8± total acres**
- 691.5± cropland acres (growing wheat)
- 279.4± grass acres
- 13.8± rds/waste
- Washington County, CO
- Located 4-7± mi north of Platner, CO & Hwy 34
- Possession of grass upon closing; Farmland subject to farm lease for 2026 crop season
- Buyer to receive cash rent payment
- Grass approved to break for farming
- Seller to convey all OWNED mineral rights



Parcel #2 Dryland

ONLINE BIDDING PROCEDURE: The Platner North Property will be offered for sale in 4 parcels with RESERVE. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on February 17, 2026. The auction will "soft close" @ 12:00 noon, MT on February 17, 2026. Bidding remains open on all parcels 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 on any and/or all parcels 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 and click on the Platner North 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 20, 2026. Closing to be conducted by Washington County Title Services. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty Deed free and clear of all liens and encumbrances and matters shown within the title commitment.

POSSESSION: Possession of grass upon closing. Possession of farmland subject to farm lease for 2026 crop year.

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. The property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

GROWING CROPS: Seller to convey cash rent payments for the 2026 crop year to Buyer(s).

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels 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: 2025 real estate taxes due in 2026 to be paid by Seller. 2026 real estate taxes due 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: Seller to convey all OWNED mineral rights to Buyer(s).

ACREAGES: All stated acreages are obtained from the FSA office and/or county tax records. All bids are for the total parcel without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in this packet and/or stated at the auction.

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

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 not offer broker participation for the "PLATNER NORTH LAND 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 statements.

Parcel Descriptions



Parcel #1 | 199.8± total acres

- 191.9± acres dryland (growing wheat)
- 7.9± acres grass/roads
- Located 3.5± miles N of Platner, CO
- FSA Base: 14.8 ac corn, 91.1 ac wheat
- R/E Taxes: \$390.00 (2024)
- Legal: 199.836 ac parcel in W1/2 of Sec 23, T3N, R51W

STARTING BID: \$160,000

Parcel #2 | 310.0± total acres

- 308.8± acres dryland (growing wheat)
- 1.2± acres grass/roads
- Located 7± miles N of Platner, CO
- FSA Base: 169.8 ac wheat
- R/E Taxes: \$610.50 (2024)
- Legal: E1/2, excluding a tract of Sec 2, T3N, R51W

STARTING BID: \$255,000



Parcel #3 | 320.0± total acres

- 190.8± acres dryland (growing wheat)
- 124.5± acres grass / 4.7± acres rds
- Located 7± miles N of Platner, CO
- FSA Base: 90.7 ac wheat
- R/E Taxes: \$467.11 (2024)
- Legal: S1/2 of Sec 1, T3N, R51W

STARTING BID: \$205,000

Parcel #4 | 155.0± total acres

- 154.9± acres grass / 0.1± acre rds
- Located 7± miles N of Platner, CO
- R/E Taxes: \$113.15 (2024)
- Legal: NW1/4, excluding tract of Sec 1, T3N, R51W

STARTING BID: \$65,000



Parcel #3 Dryland & Grass



Parcel #4 Grass

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.

969,786

total acres sold

2,094

transactions

449

auctions

What's inside:

PLATNER NORTH LAND AUCTION

4 Parcels

984± total acres

ONLINE-ONLY AUCTION

February 17, 2026

8am - 12pm MT



PLATNER NORTH LAND AUCTION

Washington County, CO | 4 Parcels

**ONLINE
ONLY
Auction**

Parcel #2 Dryland

ONLINE-ONLY AUCTION

Tues, February 17, 2026

8am - 12pm MT

984.8± total acres comprised of 691.5± acres dryland, 279.4± acres grass, 13.8± acres roads. Property is located 4-7± miles north of Platner, CO & Hwy 34. Possession of farmland subject to farm lease for 2026 crop year – buyer(s) to receive cash rent payment. Grass has been approved to break out and farm. Don't miss this opportunity!



Parcel #1 Dryland