

EAST JACKSON LAKE IRRIGATED LAND AUCTION

MORGAN COUNTY, COLORADO

**ONLINE
ONLY
Auction**

Wed, November 20, 2024

Bidding Opens: 8:00 am MT

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

180±

TOTAL ACRES

MORGAN COUNTY, CO



Pivot irrigated farm near Jackson Lake with 160 Riverside District Acres.

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Auction Terms + Photos

ONLINE BIDDING PROCEDURE: The East Jackson Lake Irrigated Land Auction will be offered for sale in 1 parcel. BIDDING WILL BE ONLINE ONLY on Wednesday November 20, 2024. Bidding will begin @ 8 am, MT and will "soft close" @ 12 pm, MT (noon). Bidding time will extend 5 minutes with each new bid and will close when 5 minutes have passed with no new bids.

To bid at the online auction: 1.) Download RECK AGRICULTURE MOBILE APP through the Apple App Store or Google Play OR visit reckagri.com and click on the 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 and 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies.

Reck Agri Realty & Auction reserves the right to refuse registration to bid and/or bids from any bidder. Bidding increments are at the discretion of the Broker. Due Diligence Packet may be obtained by visiting the property page at reckagri.com or by calling Reck Agri Realty & Auction. 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 contract.

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: Buyer(s) shall pay in good funds, the balance of purchase price plus their respective closing costs, and sign and complete all customary or required documents at closing, which is on or before December 27, 2024. Closing to be conducted by Northern Colorado Title and the 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, encumbrances, special assessments levied or assessed, and subject to all easements and restrictions or covenants now of record.

POSSESSION: Possession of property upon closing.

PROPERTY CONDITION: The prospective Buyer(s) should verify all information contained herein, 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.

WATER RIGHTS & EQUIPMENT: Seller to convey all Seller's water rights, water wells, well permits, and equipment appurtenant to the property for irrigation, including but not limited to the following: 160 District Acres in Riverside Irrigation Dist., Valley center-pivot, and pumps, etc.

REAL ESTATE TAXES: 2024 real estate taxes and assessments due in 2025 to be paid by Seller, at closing. Buyer(s) will be responsible for 2025 and all future taxes and assessments.

GROWING CROPS: 163± ac alfalfa, 4.6± ac winter wheat.

FSA DETERMINATION: FSA base acres and yields to pass with parcel 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.

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

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

ACREAGES: All stated acreages are approximate and are obtained from FSA and/or County Assessor records. Said records may indicate different acreages, 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 illustrative 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.



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.

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Property Details & Photos

Location: East side of Jackson Lake State Park; accessible from Highway 144: north on Co Rd 5 (blacktop) 2.5± miles to Co Rd BB (southwest corner of the property)

Water Rights & Equipment: 160 District Acres in Riverside Irr. District; Valley 8-tower pivot with cornering tower, 30 HP motor & floating pump

Land: Terrain is nearly level; Soils consist primarily of sandy loams

FSA Base: 137.5 ac corn @ 165 bu PLC yield

Growing Crops: 163± ac alfalfa (irrigated); 4.6± ac winter wheat (dryland)

Mineral Rights: Seller to convey all of their OWNED minerals to Buyer(s)

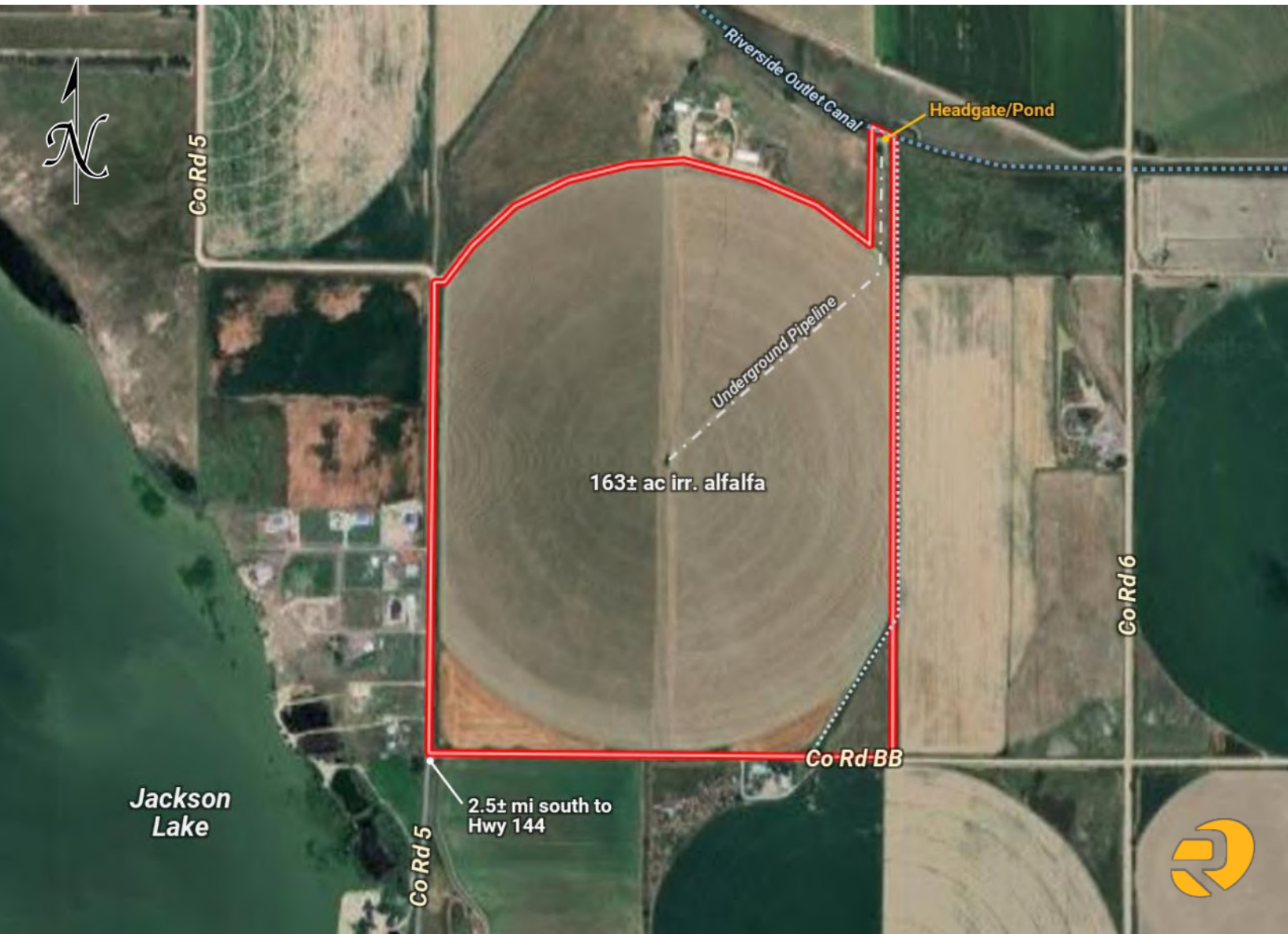
Possession: Upon closing

R/E Taxes: \$2,300.80 (2023)

Irrigation Assessments: Riverside Irrigation District—\$320/year

Legal: Part of Section 13, T5N, R60W

STARTING BID: \$1,500,000



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921,792

total acres sold

422

successful auctions

18,511

auction attendees

1,978

transactions



East Jackson Lake Irrigated Land Auction



180± Total Acres | Morgan County, CO



ONLINE-ONLY AUCTION
Wed. November 20, 2024
8am - 12pm MT

Pivot irrigated farm w/ 160 district acres in Riverside Irrigation Dist. near Jackson Lake. Irrigation system was recently updated and designed with ease of management in mind. Located just 45± minutes east of Greeley, CO.

