

OTTO E LUEKING JR ESTATE PASTURE-WIND TURBINE AUCTION

LOGAN COUNTY, COLORADO

**ONLINE
ONLY
Auction**

Tues, June 10, 2025

Bidding Opens: 8:00 am MT

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

941±

TOTAL ACRES

LOGAN COUNTY, CO



Excellent opportunity to invest and/or diversify in the renewable energy industry.

For More Information:

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Location Map + Auction Terms

OVERVIEW: 941± ac of pasture with wind turbines located 8± miles NE of Fleming, CO offered for sale at the "OTTO E LUEKING, JR ESTATE PASTURE-WIND TURBINE AUCTION" with NO RESERVE. Property includes 8 wind turbines with an estimated annual income of \$50,000± and income from grazing lease. Excellent opportunity to invest and/or diversify your portfolio.

ONLINE BIDDING PROCEDURE: Property to be offered for sale as one parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on June 10, 2025. The auction will "soft close" @ 12:00 noon, MT on June 10, 2025. Bidding remains open as long as there is continued bidding on the parcel. Bidding will close when 5 minutes have passed with no new bids.

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 "OTTO E LUEKING, JR ESTATE PASTURE-WIND TURBINE 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. 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.

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.

CLOSING: Closing date is July 11, 2025. 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 by Personal Representative's Deed. Title insurance to be used as evidence of marketable title and cost to be split 50-50 between Seller and Buyer(s).

POSSESSION/LEASE: Possession of property subject to existing pasture lease expiring 12/31/2040. Pasture lease payment to be prorated to the day of closing.

WIND EASEMENT: Seller is selling property subject to Easement with Colorado Highlands Wind, LLC. Seller to transfer all their right, title and interest to the royalties to 8 wind turbines located on the property and assign their interest to the Buyer(s). 2025 wind turbine payments to be prorated to the day of closing.

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.

WATER RIGHTS: Seller to convey all water rights appurtenant to the property.

REAL ESTATE TAXES: 2025 real estate taxes due in 2026 to be prorated to the day of closing.

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

ACREAGES: All stated acreages in the initial brochure and Due Diligence Packet are approximate and are obtained from the 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. There will be no adjustment in purchase price if acreage is different than what is stated in this brochure and/or published at the auction.



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



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 "OTTO E LUEKING, JR ESTATE PASTURE-WIND TURBINE 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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ALL BIDDERS MUST REVIEW AND ACKNOWLEDGE RECEIPT OF A DUE DILIGENCE PACKET—REQUEST YOURS TODAY!

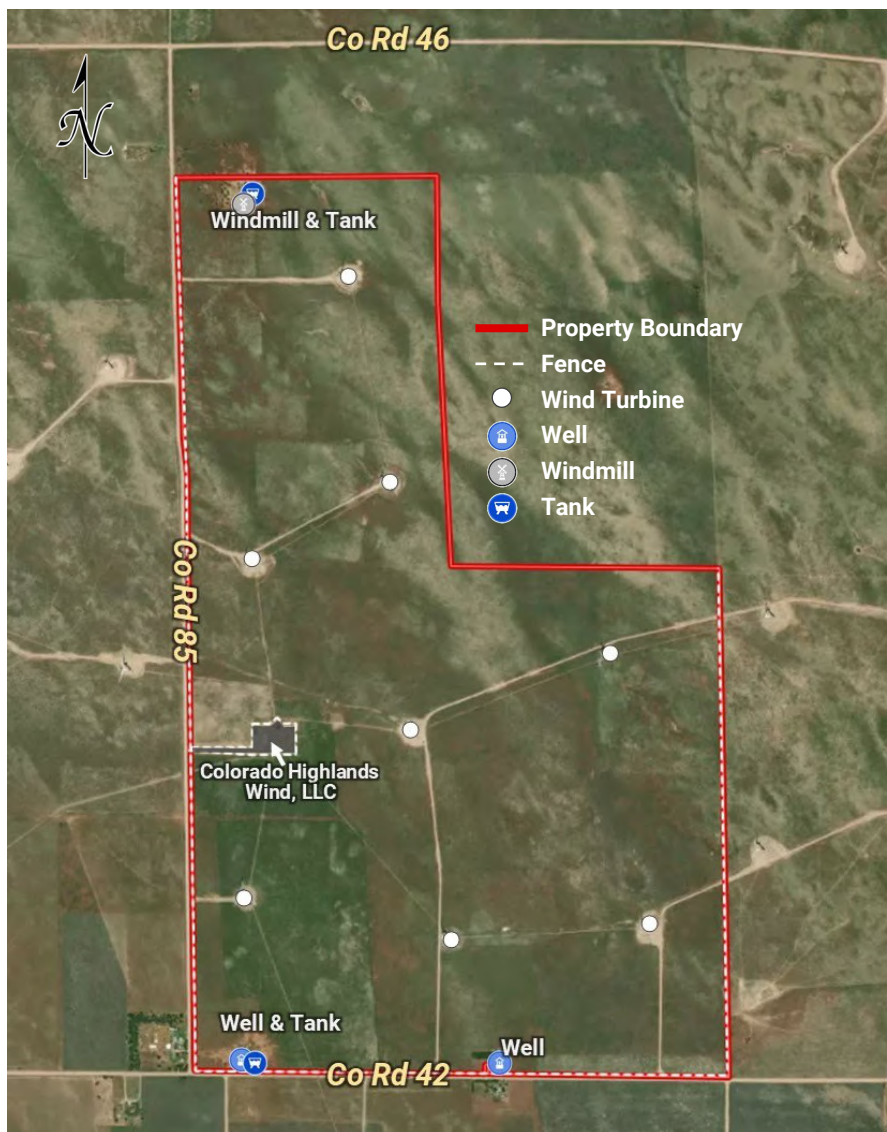
Announcements made by Reck Agri Realty & Auction at the time of the auction will take precedence over any previously printed material or statements.

Property Description + Aerial Map + Photos

Located 8± miles northeast of Fleming, CO in Logan County, CO, this property includes 8 wind turbines via an easement with Colorado Highlands Wind, LLC., estimated annual income of \$50,000±. Subject to pasture lease expiring 12/31/2040. Income generated both from wind turbines and grazing lease prorated to the day of closing.

- **941.0± total acres**
- Logan County, CO
- Located 8± mi northeast of Fleming, CO
- Co Rd 42 (south border); Co Rd 85 (west border)
- Wind easement with Colorado Highlands Wind, LLC
- Seller to transfer all right, title & interest to royalty income generated from 8 wind turbines; Estimated annual income of \$50,000±
- Subject to existing pasture lease (expires 12/31/2040)
- Income generated from both wind turbines and grazing lease prorated to the day of closing
- Seller to convey all OWNED mineral rights
- Pasture includes 2 submersible wells & 1 windmill
- **R/E Taxes:** \$519.74 (2024)
- **LEGAL:** All of Sec 19 except for a tract, SW1/4 & S1/2NW1/4 of 18, T9N, R48W of the 6th PM
- Seller to convey all OWNED mineral rights

NO RESERVE



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.

939,906

total acres sold

18,911

auction attendees

439

successful auctions



What's inside:

OTTO E LUEKING JR ESTATE PASTURE-WIND TURBINE AUCTION

941± total acres

ONLINE-ONLY AUCTION
Tuesday, June 10, 2025
8am - 12pm MT



Otto E Lueking Jr Estate Pasture-Wind Turbine Auction

941± Total Acres | 1 Parcel

**ONLINE
ONLY
Auction**



ONLINE-ONLY AUCTION
Tuesday, June 10, 2025
8am - 12pm MT

941± acres pasture with 8 wind turbines to be offered for sale via online-only auction with NO RESERVE.