

SOUTH YUMA COUNTY PIVOT IRRIGATED LAND AUCTION

YUMA COUNTY, COLORADO

**ONLINE
ONLY
Auction**

Thurs, March 26, 2026

Bidding Opens 8:00 am MT

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



346±
TOTAL ACRES

YUMA COUNTY, CO



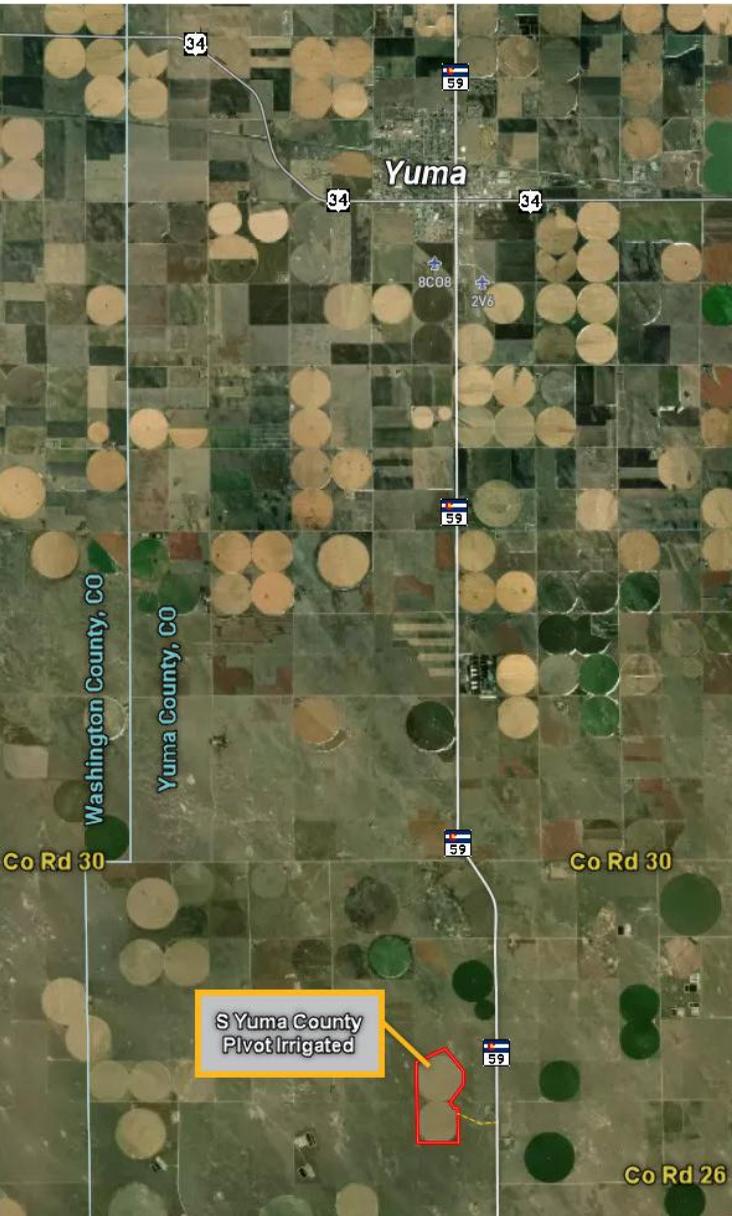
Productive irrigated parcel with two pivots south of Yuma, CO.

For More Information:
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Office
970.522.7770
Toll Free
800.748.2589

Location Map & Auction Terms



QUICK FACTS

- **346.1± total acres**
- Yuma County, CO
- 285.2± ac pivot irrigated - 2 pivots
- 60.9± ac grass
- Irrigation Well & Livestock Well
- Possession upon closing
- Currently in corn stalks
- 2026 real estate taxes, CGWD and RRWCD assessments payable in 2027 to be paid by Buyer(s)



ONLINE BIDDING PROCEDURE: The SOUTH YUMA COUNTY PIVOT IRRIGATED LAND AUCTION property will be offered for sale in 1 parcel WITH RESERVE. BIDDING WILL BE ONLINE ONLY on March 26, 2026. Bidding will open @ 8:00 am MT and will "soft close" @ 12:00 noon, MT. Bidding remains open as long as there is continued bidding. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid at any time before bidding closes.

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 South Yuma County Pivot Irrigated 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 May 1, 2026. Closing to be conducted by Yuma County Abstract. 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. 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).

POSSESSION: Possession upon closing. Upon signing of contract and the earnest money clearing, Buyer(s) may enter onto the property and complete the necessary fieldwork to plant crops. Any completion of fieldwork and planting of crops does not constitute a farm lease. If Buyer(s) defaults and doesn't close, all fieldwork, crop expenses, and earnest money is forfeited to Sellers. If closing does not occur due to the default of Seller, Seller to reimburse Buyer(s) for fieldwork completed at custom rates and invoiced crop expenses.

PROPERTY CONDITION: All prospective Buyer(s) should verify all information contained herein and 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: None.

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: Permits #22768-FP and #22818-FP, electric motor/pump, and 2 center-pivots.

FSA DETERMINATION: FSA base acres and yields to pass with the property 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: 2026 real estate taxes, RRCWD and CGWM assessments payable in 2027 and thereafter to be paid by Buyer(s).

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

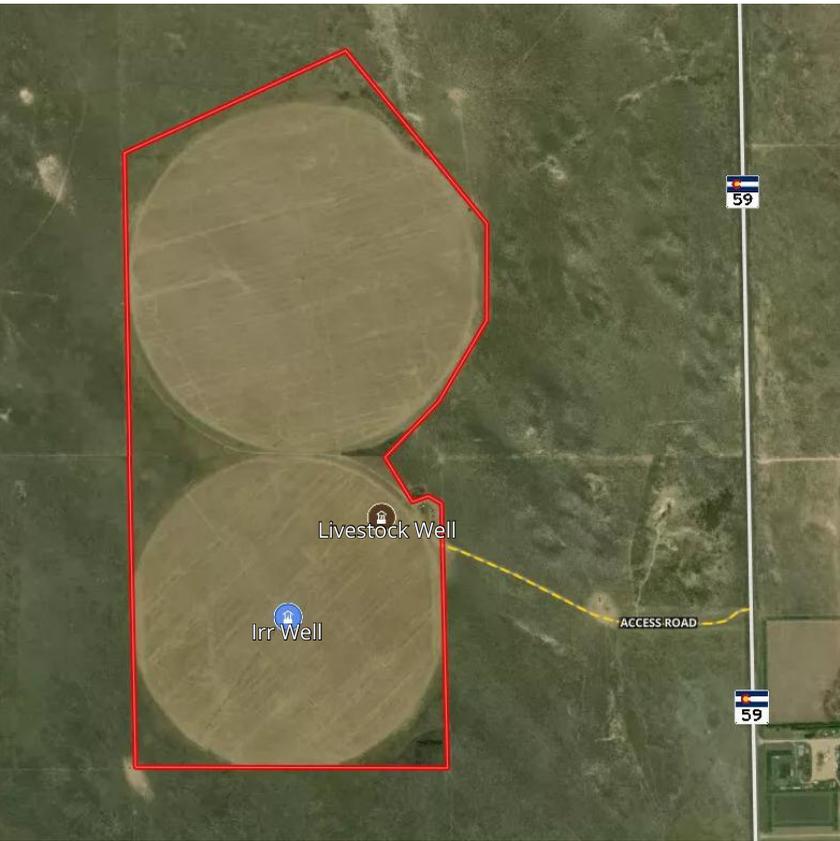
ACREAGES: All stated acreages in the initial brochure and Due Diligence Packet are approximate and are obtained from aerial photos from the FSA office. The county tax records may indicate different acreages and no warranty is expressed or implied as to exact acreages of property. All bids are for the 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.

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 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 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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Aerial Map + Parcel Description



346.1± total acres

- **Acreage:** 285.2± ac pivot irrigated, 60.9± ac grass
- **Location:** From Yuma, 11.5± mi south on Hwy 59
- **FSA Base:** 188.15 acres corn w/ 165 bu PLC yield; 111.48 acres soybeans w/ 47 bu PLC yield
- **Irr Equipment:** 2021- 10 tower Zimmatic Pivot, 2021 – 9 tower Zimmatic Pivot; 200 HP US electric motor with new pump in 2021
- **Well Permit:** #22768-F combined with Permit #22818-FP – 740 acre feet – 296 acres
- **2025 R/E Taxes:** \$2,529.49
- **2025 RRWCD Assessment:** \$8,700.00
- **2025 CGWD Assessment:** \$44.40
- **Terrain:** Rolling – undulating terrain
- **Crops:** No growing crops. (corn stalks)
- **Legal:** Parcels in 14 & 23, T1S, R48W, Yuma County

STARTING BID: \$1,300,000



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:

SOUTH YUMA COUNTY PIVOT IRRIGATED LAND AUCTION

1 Parcel

346± total acres

ONLINE-ONLY AUCTION

March 26, 2026

8am - 12pm MT



SOUTH YUMA COUNTY PIVOT IRRIGATED LAND AUCTION

Yuma County, CO | 1 Parcel

**ONLINE
ONLY
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ONLINE-ONLY AUCTION
Thursday, March 26, 2026
8am - 12pm MT

346.1± total acres with 285.2± acres pivot irrigated by 2 - 2021 Zimmatic Pivots. Located 11.5± miles south of Yuma, CO on Hwy 59. Turnkey property with possession for 2026 crop season. Irrigation well approx. 1,590± GPM - 740 Ac Ft. for 296 acres. Opportunity to expand current operations or invest with long-term value in a highly productive region.

**SCAN QR WITH YOUR
PHONE CAMERA**

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

