

SW PLATNER DRYLAND AUCTION

WASHINGTON COUNTY, COLORADO

**ONLINE
ONLY
Auction**

Tuesday, April 14, 2026

Bidding Opens 8:00 am MT

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

1,170±
TOTAL ACRES

WASHINGTON
COUNTY, CO



Dryland acres with CRP offered in four parcels located SW of Platner, CO.

For More Information:
Marc Reck, Broker
marcreck@reckagri.com
reckagri.com

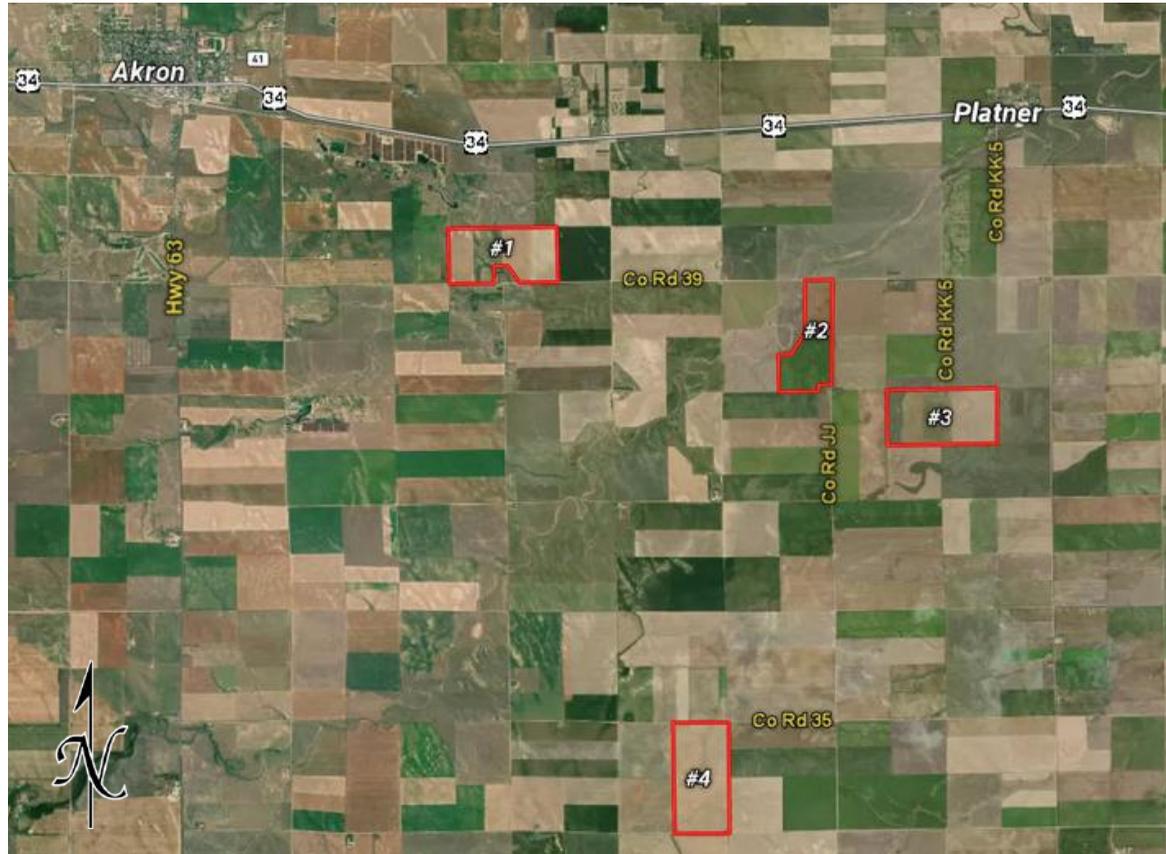


Office
970.522.7770
Toll Free
800.748.2589

Quick Facts / Location Map / Auction Terms

QUICK FACTS

- 1,170.7± total acres
- 1,102.9± dryland acres
- 56.1± CRP acres
- 11.6± grass/rds
- Offered in 4 Parcels
- Washington County, CO
- Located 3-6± miles SW of Platner, CO or 3-8± mi SE of Akron, CO
- Parcel #1 300.3± acres growing wheat
- Parcels #2, #3, & #4 currently in stubble
- Possession of Parcels #2, #3, & #4 upon closing
- Possession of Parcel #1 after July harvest
- Buyer(s) to receive cash rent payment on Parcel #1
- Seller to convey all OWNED mineral rights



ONLINE BIDDING PROCEDURE: The SW Platner Dryland Property will be offered for sale in 4 parcels. **BIDDING WILL BE ONLINE ONLY.** Bidding will begin @ 8:00 am MT on April 14, 2026. The auction will "soft close" @ 12:00 noon, MT on April 14, 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 AGRICULTURE MOBILE APP through the Apple App Store or Google Play OR visit reckagri.com and click on the SW Platner Dryland 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 the terms and conditions of the Due Diligence Packet. By registering to bid, you agree to these terms & conditions; 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 15, 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: Immediate possession of Parcels #2, #3, & #4 if fieldwork needs to be completed prior to closing. Possession of planted wheat after July harvest.

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: Buyer(s) to receive landlord cash rent payment for Parcel #1.

FSA DETERMINATION: FSA base acres, yields, and CRP contract and payment 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.

CRP CONTRACT: Seller to convey CRP contract #11216A to the Buyer(s). The October 2026 CRP payment to be transferred to Buyer(s).
REAL ESTATE TAXES: 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 "SW PLATNER DRYLAND 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.

COPYRIGHT: Photographs, Videos, Color Brochure & Due Diligence Packet are property of Reck Agri Realty & Auction and cannot be reproduced without permission.

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 | 302.0± total acres

- 300.3± acres dryland / 1.7± acres grass/rds
- Located 1.5± miles S, 4± miles W of Platner, CO
- Co Rd 39 (south boundary)
- 300.3± acres growing wheat
- FSA Base: 16.6 ac corn w/56 bu yield, 160.4 ac wheat w/35 bu yield
- Level to undulating terrain w/primarily Class III soils
- R/E Taxes: \$460.42 (2025)
- Legal: SE¼ of 14 & SW¼ of 13 except a tract, T2N, R52W

STARTING BID: \$300,000



Parcel #1

Parcel #2 | 219.0± total acres

- 210.7± acres dryland / 8.3± acres grass/rds
- Located 1.5± miles S, 1.5± miles W of Platner, CO
- Co Rd 39 (north boundary); Co Rd JJ (east boundary)
- 210.7± acres stubble
- FSA Base: 11.7 ac corn w/56 bu yield, 112.6 ac wheat w/35 bu yield
- Level to undulating terrain w/primarily Class IV soils
- R/E Taxes: \$308.90 (2025)
- Legal: E½ of 20, except for 2 tracts, T2N, R51W

STARTING BID: \$190,000



Parcel #2



Parcel #3



Parcel #3 | 324.4± total acres

- 268.3± acres dryland / 56.1± acres CRP
- Located 1.5± miles S, .5± mile W, 1.0± miles S of Platner, CO
- Co Rd KK.5 (north access from Co Rd 39)
- 268.3± acres stubble
- FSA Base: 14.9 ac corn w/63 bu yield, 143.4 ac wheat w/35 bu yield
- Level to undulating terrain w/primarily Class IV soils
- CRP Contract #11216A (expires 9/30/2030) annual payment \$1,378
- R/E Taxes: \$473.52 (2025)
- Legal: NE¼ of 28 & NW¼ of 27, T2N, R51W

STARTING BID: \$270,000



Parcel #4



Parcel #4 | 325.3± total acres

- 323.6± acres dryland 1.6± acres grass/rds
- Located 1.5± miles S, 1.5± miles W, 4.0± mile S, 1.0 ± miles W of Platner, CO
- Co Rd 35 (north boundary); Co Rd 34 (south)
- 323.6± acres stubble
- FSA Base: 17.9 ac corn w/56 bu yield, 172.9 ac wheat w/35 bu yield
- Level to undulating terrain w/primarily Class III soils
- R/E Taxes: \$678.02 (2025)
- Legal: E½ of 7, T1N, R51W

STARTING BID: \$320,000

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:

SW PLATNER DRYLAND AUCTION

4 Parcels

1,170± total acres

ONLINE-ONLY AUCTION

April 14, 2026

8am - 12pm MT



SW PLATNER DRYLAND AUCTION

Washington County, CO | 4 Parcels

**ONLINE
ONLY
Auction**

Parcel #2

ONLINE-ONLY AUCTION

Tuesday, April 14, 2026

8am - 12pm MT

1,170.7± total acres comprised of 1,102.9± acres dryland, 56.1± acres CRP, 11.6± acres grass/roads being offered for sale in 4 parcels. Property is located 3-6± miles southwest of Platner, CO or 3-8± mi southeast of Akron, CO. Possession of farmland with stubble for 2026 crop year - Possession of planted wheat after July harvest - Buyer(s) to receive cash rent payment.

**SCAN QR WITH YOUR
PHONE CAMERA**

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

