

# MARK A. SCHNEIDER TRUST DRYLAND AUCTION

## LINCOLN COUNTY, COLORADO

**ONLINE  
ONLY  
Auction**

**Thurs, October 9, 2025**

Bidding Opens: 8:00 am MT

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

**NO RESERVE**

**640±**  
TOTAL ACRES

LINCOLN COUNTY, CO



*Productive section with 622± acres of tillable dryland farm ground.*

### For More Information:

**Marc Reck**, Broker  
marcreck@reckagri.com

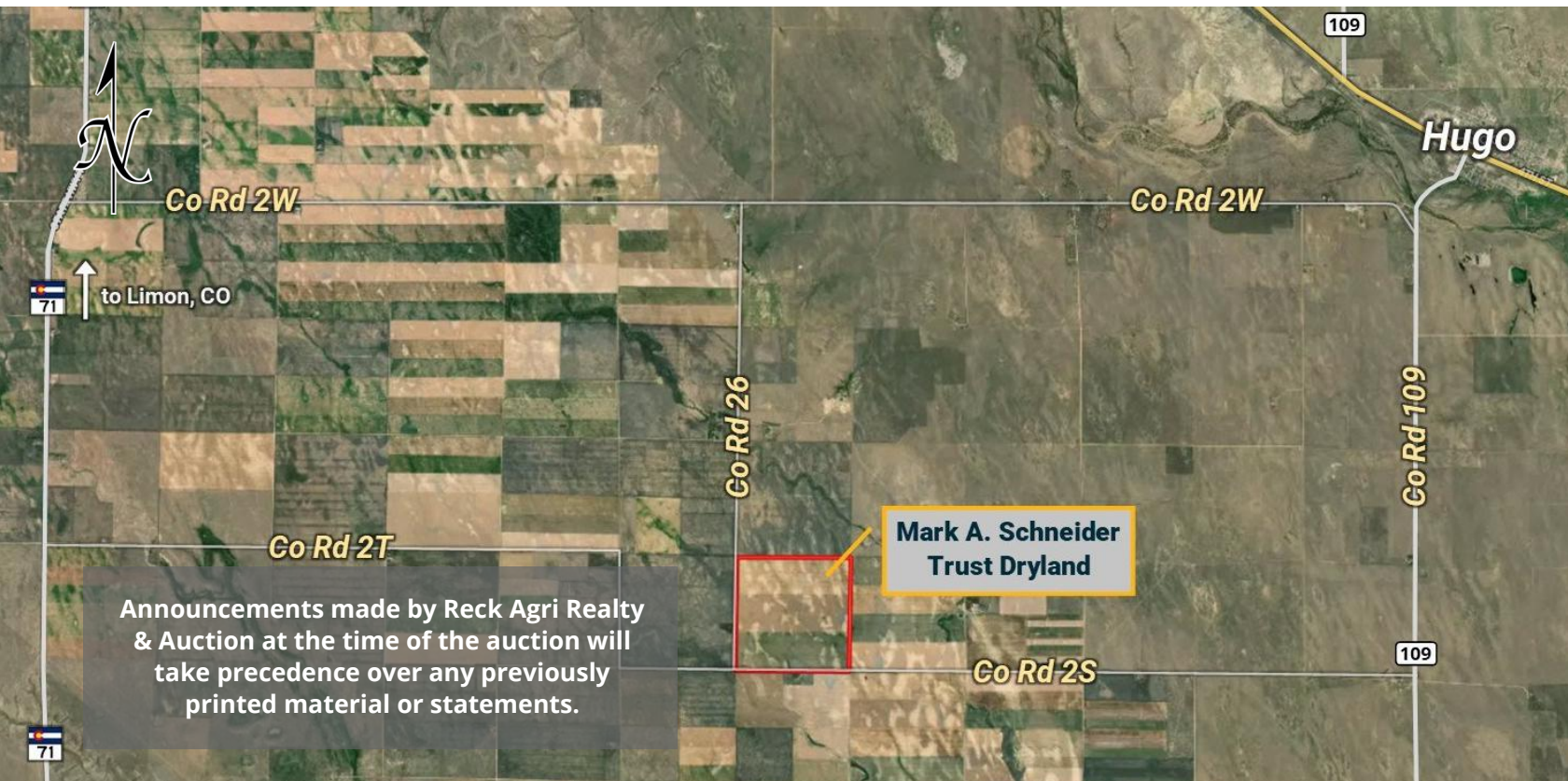
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# Location + Auction Terms



**ONLINE BIDDING PROCEDURE:** The Mark A. Schneider Trust Property will be offered for sale in one parcel with NO RESERVE. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on October 9, 2025. The auction will "soft close" @ 12:00 noon, MT on October 9, 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. 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](http://reckagri.com) and click on Mark A. Schneider Trust 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.

**STARTING BID: \$510,000**

**BIDDER REQUIREMENTS:** Requirements for Buyer(s) to be approved to bid online: 1.) Review and agree to the full 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. Sample contract is available within the Due Diligence Packet.

**CLOSING:** Closing is on or before November 14, 2025. Closing to be conducted by Hedlund Abstract. Closing service fee to be split 50-50 between Seller and Buyer(s).

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

**POSSESSION/LEASE:** Possession of wheat and corn stubble upon closing. Possession of growing wheat upon 2026 harvest.

**GROWING CROPS:** Seller to convey to Buyer(s) landlord's share of wheat planted in fall of 2025. Buyer(s) to accept transfer of indemnity of crop insurance and pay premium at 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. The property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

**FSA DETERMINATION:** FSA base acres and yields to pass with the Parcel as designated.

**REAL ESTATE TAXES:** 2025 real estate taxes due in 2026 to be paid by Seller.

**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.

**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 "Mark A. Schneider Trust 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.



# Property Description + Photos

## QUICK FACTS

- 640± total acres
- 622.7± tillable dryland acres
  - 203.8± acres summer fallow to be planted to wheat
  - 209.9± acres corn
  - 209.0± acres wheat stubble
- 17.3± acres grass/roads
- Lincoln County, CO
- Located 6.5± mi SW of Hugo, CO
- Subject to existing lease for 2025 wheat crop to be harvested in 2026
- Possession of corn stalks and wheat stubble upon closing
- Level to slightly rolling terrain
- FSA Base: 208.75 ac wheat @ 28 PLC; 207.25 ac corn @ 57 PLC
- R/E Taxes: \$1,206.92
- LEGAL: All of 20-T11S-R55W
- Seller to convey all OWNED mineral rights

**STARTING BID: \$510,000**



*Middle Field—Corn acres*



*South Field—Wheat stubble*



*North Field—Summer fallow*





## 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.

**956,846**

total acres sold

**19,034**

auction attendees

**441**

successful auctions



## What's inside:

### MARK A. SCHNEIDER TRUST DRYLAND AUCTION

1 Parcel  
640± total acres

ONLINE-ONLY AUCTION  
October 9, 2025  
8am - 12pm MT



# MARK A. SCHNEIDER TRUST DRYLAND AUCTION

640± Total Acres | Lincoln County, CO

**ONLINE  
ONLY  
Auction**

**NO RESERVE**



**ONLINE-ONLY AUCTION**  
**Thursday, October 9, 2025**  
**8am - 12pm MT**

Section of dryland farm ground minutes from Hugo, CO to be sold in a NO RESERVE online-only auction.

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

