

VILLINES CRP-DRYLAND AUCTION

YUMA COUNTY, COLORADO

**ONLINE
ONLY
Auction**

Thurs, February 6, 2025

Bidding Opens: 8:00 am MT

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

256±

TOTAL ACRES

YUMA COUNTY, CO



Two dryland parcels available in northwestern Yuma County, CO.

For More Information:

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Auction Terms + Location Map

ONLINE BIDDING PROCEDURE: The VILLINES CRP-DRYLAND AUCTION property will be offered for sale in 2 parcels. BIDDING WILL BE ONLINE ONLY on Thursday, February 6, 2025. 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 on either parcel. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid on either parcel at any time before bidding closes.

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 VILLINES CRP-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 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. Sample contract is available within the Due Diligence Packet.

CLOSING: Closing is on or before March 14, 2025. 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 Trustee's and Personal Representative's 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 of the property upon closing.

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: Together with all water wells and equipment, well permits, all water, water rights, water development rights, tributary and non-tributary groundwater, associated with said water rights, appurtenant to the property, if any.

CRP: Seller to convey all right, title, and interest to the existing CRP contract to the Buyer(s) as successor in interest. Seller to convey 100% of the October 2025 CRP payment to Buyer(s).

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 as designated within the Due Diligence Packet.

REAL ESTATE TAXES: 2024 real estate taxes due in 2025 will be paid by Seller. 2025 real estate taxes and thereafter to be paid by Buyer(s).

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

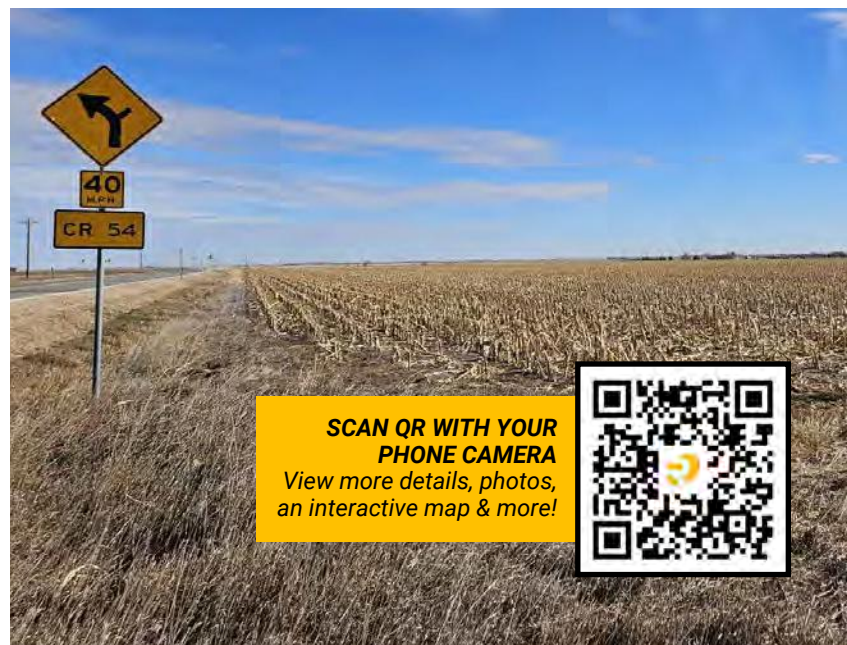
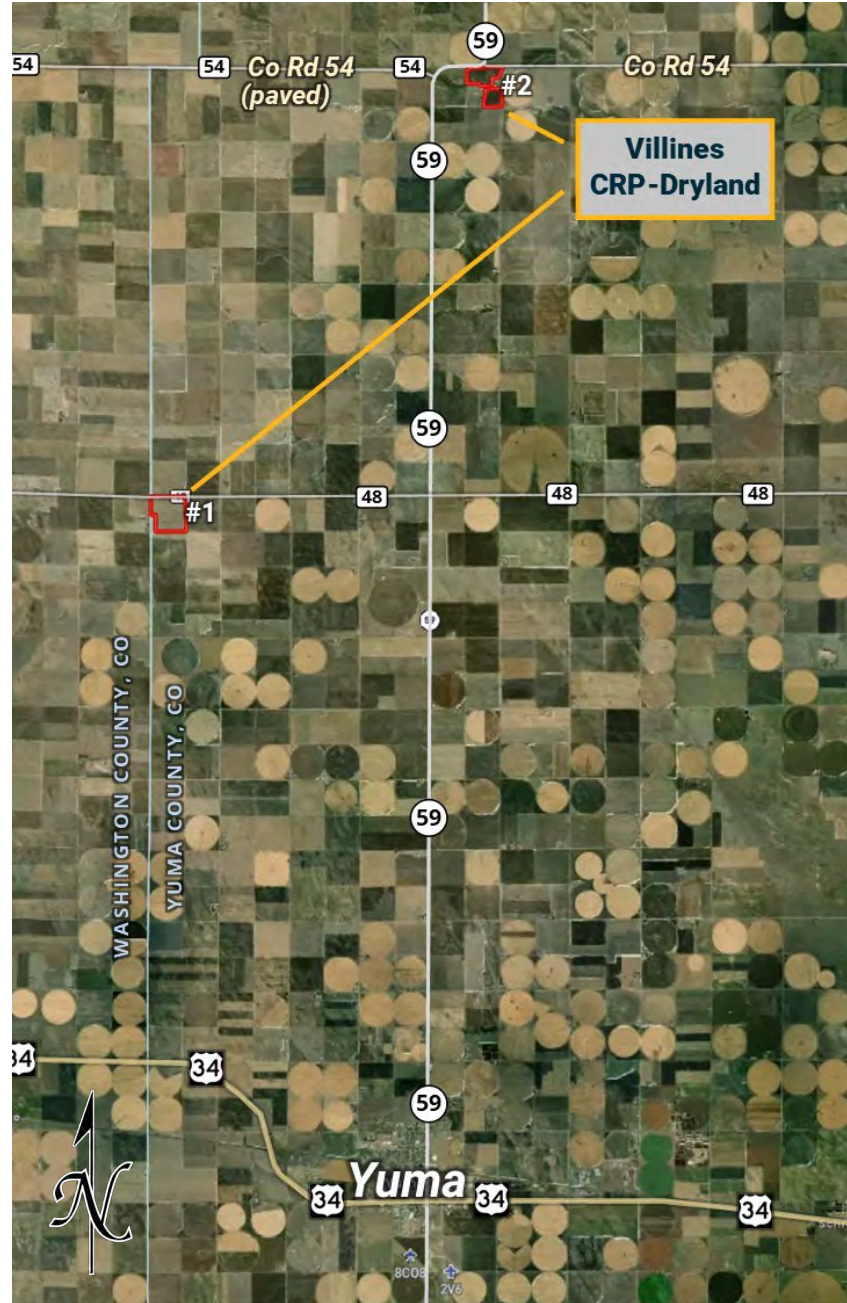
MINERALS: Seller to convey all OWNED mineral rights to Buyer(s).

ACREAGES: All stated acreages 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.

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



Property Description

PARCEL #1 | 151.5± total acres

145.1± ac enrolled in CRP
\$56.00 per acre through 9/30/33 (\$8,128/year)
Located on Washington/Yuma County line
10± mi north, 3.5± mi west of Yuma, CO
Legal: NW1/4, except a tract, Sec 6, T3N-R48W
R/E Taxes: \$473.10

RESERVE BID: \$180,000



Parcel #1—Looking northwest



Parcel #2—Looking east



PARCEL #2 | 104.5± total acres

100.7± ac tillable dryland
Currently in cornstalks; available for 2025 crop
16± mi north of Yuma, CO
Co Rd 54 / Hwy 59 (north); Co Rd G (east)
Legal: Portions of NE1/4 Sec 2, T4N-R48W
R/E Taxes: \$227.12

RESERVE BID: \$110,000



Parcel #2—Along Co Rd 54



PO Box 407, Sterling, CO 80751

ADDRESS SERVICE REQUESTED

PRSR FIRST CLASS
U.S. POSTAGE
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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.

927,540

total acres sold

18,607

auction attendees

426

successful auctions

What's inside:

VILLINES CRP-DRYLAND AUCTION

Yuma County, CO

256± total acres

ONLINE-ONLY

February 6, 2025

8am - 12pm MT



*Mailer is not intended to solicit currently listed properties.
Reck Agri Realty & Auction is licensed in CO, NE and KS.*

Villines CRP-Dryland Auction

256± Total Acres | Yuma County, CO

**ONLINE
ONLY
Auction**



ONLINE-ONLY AUCTION
Thursday, February 6, 2025
8am - 12pm MT

Parcel 1 is enrolled in CRP with \$56/acre payment through 2033, located 13.5± miles northwest of Yuma, CO along the Washington/ Yuma County line.

Parcel 2 is dryland located 16± miles north of Yuma, CO along Highway 59 and is available for 2025 crop year.

