

# LOGAN-PHILLIPS COUNTY LINE DRYLAND AUCTION

LOGAN & PHILLIPS COUNTIES, COLORADO

**ONLINE  
ONLY  
Auction**

**Thurs, April 10, 2025**

Bidding Opens: 8:00 am MT

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

**318±**

TOTAL ACRES

LOGAN & PHILLIPS  
COUNTIES, CO



*Productive dryland acres with county road access, offered as two parcels.*

## For More Information:

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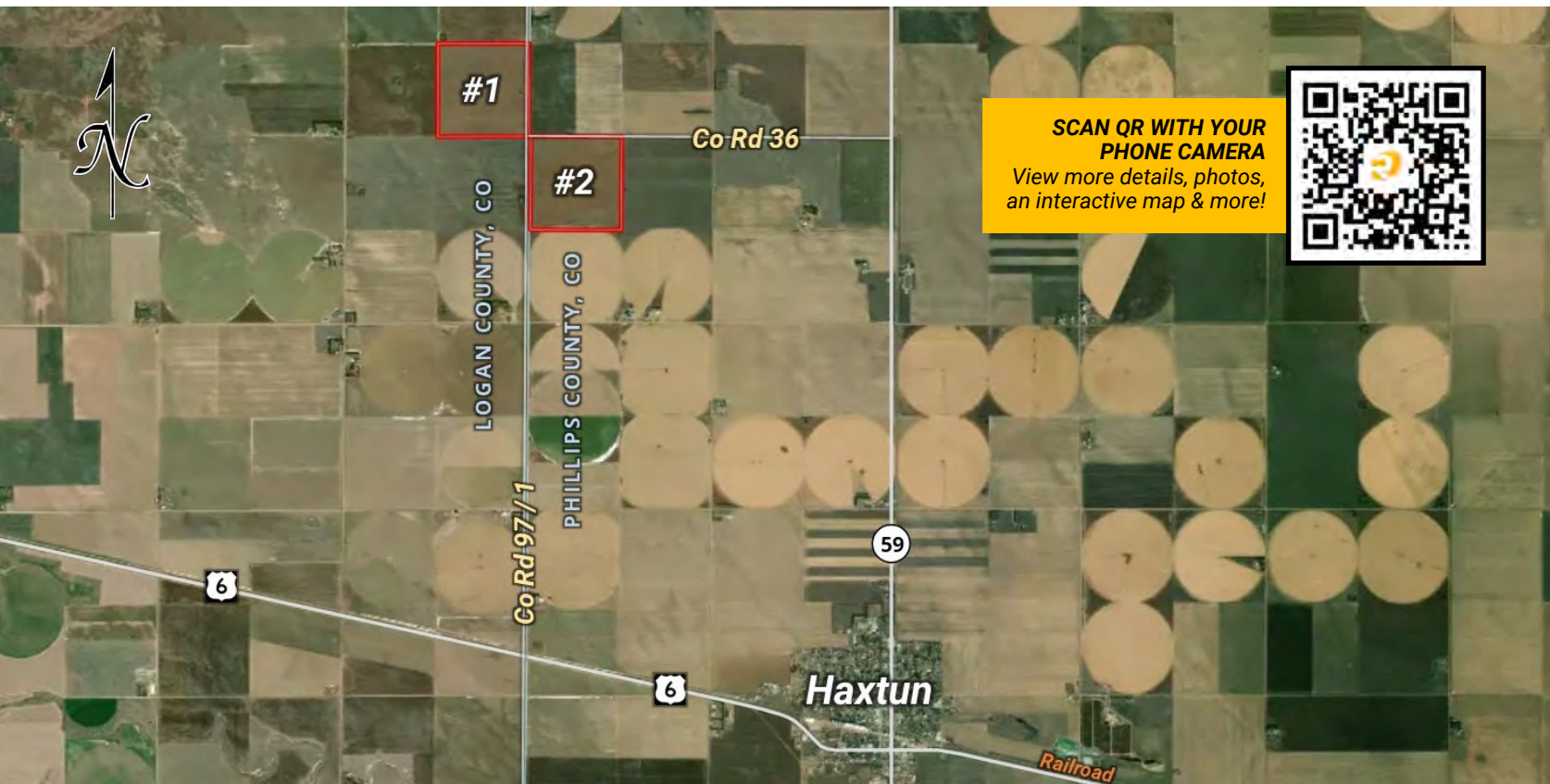


**Office**  
970.522.7770

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800.748.2589  
[reckagri.com](http://reckagri.com)



# Location + Auction Terms



**OVERVIEW:** 318± dryland acres located 4.5 miles NW of Haxtun, CO to be offered for sale in two parcels at the "LOGAN-PHILLIPS COUNTY LINE DRYLAND AUCTION" on Thursday, April 10, 2025. County road access, level to slightly rolling terrain with productive Haxtun and Julesburg loam soils. Available for the 2025 crop season. Starting bids are the reserve.

**ONLINE BIDDING PROCEDURE:** BIDDING WILL BE ONLINE ONLY beginning on Thursday, April 10, 2025 @ 8:00 am, MT, will "soft close" @ 12:00 noon, MT and bidding remains open on both parcels as long as there is continued bidding on either of the parcels. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid on either of the parcels 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](http://reckagri.com) and click on the LOGAN-PHILLIPS COUNTY LINE 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 May 16, 2025. Closing to be conducted by Northeast Colorado Title. Closing service fee to be split 50-50 between Seller and Buyer(s).

**TITLE:** Seller to pass title by PR 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).

**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).

**POSSESSION:** Possession of property upon signing of contract and the earnest money clearing. Buyer(s) may enter onto 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 Seller. 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:** 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.

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

**REAL ESTATE TAXES:** 2025 real estate taxes due in 2026, and thereafter to be paid by Buyer(s).

**ACREAGES:** All stated acreages are approximate and 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 brochure and/or published at the auction.

**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 "LOGAN-PHILLIPS COUNTY LINE 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.

**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 + Photos

## PARCEL #1

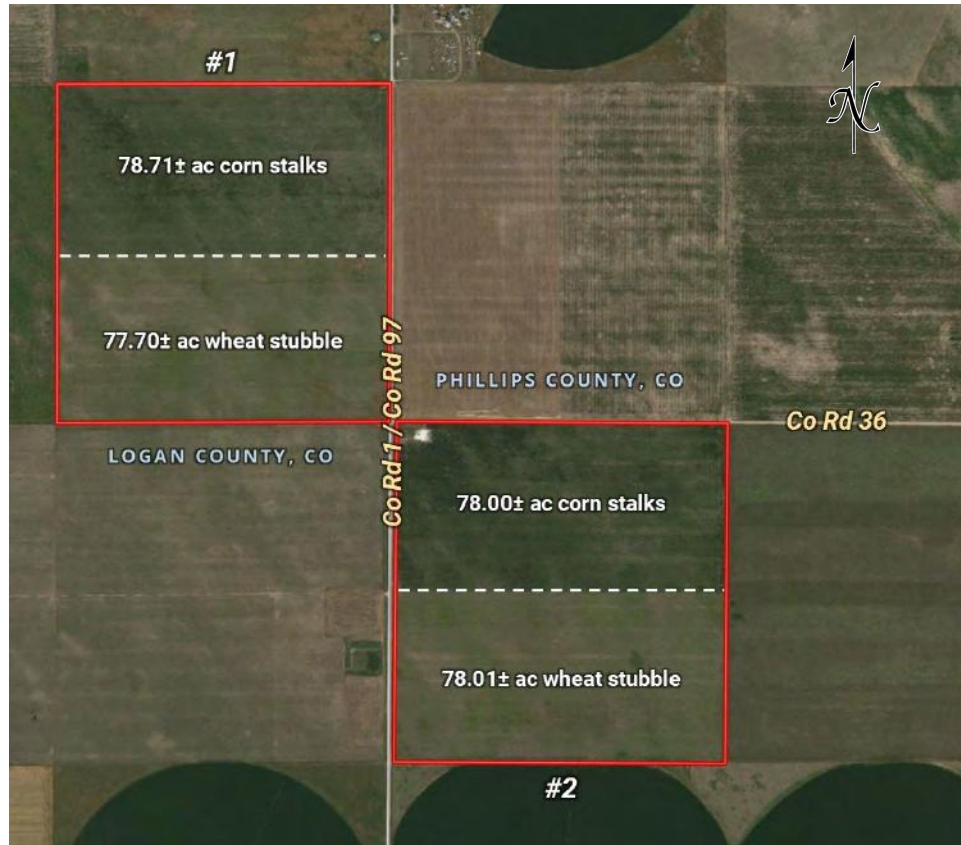
- 158.0± acres total
- 157.4± acres dryland
- 78.71± ac cornstalks, 77.70± ac wheat stubble
- 0.6± ac rds/waste
- Co Rd 1 (east boundary)
- LEGAL: SE¼ of 1, T8N, R48W, Logan County, CO
- FSA Base: 55.1 acres wheat, 28 bu PLC yield;  
83.9 acres corn, 42 bu PLC yield
- R/E Taxes: \$316.76

**STARTING/RESERVE BID: \$190,000**

## PARCEL #2

- 160.0± acres total
- 156.0± acres dryland
- 78.00± ac cornstalks, 78.01± ac wheat stubble
- 4.0± ac rds/waste
- Co Rd 1 or 97 (west boundary), Co Rd 36 (north)
- LEGAL: NW¼ of 7, T8N, R47W, Phillips County, CO
- FSA Base: 54.4 acres wheat, 28 bu PLC yield;  
82.8 acres corn, 42 bu PLC yield
- R/E Taxes: \$830.88

**STARTING/RESERVE BID: \$190,000**



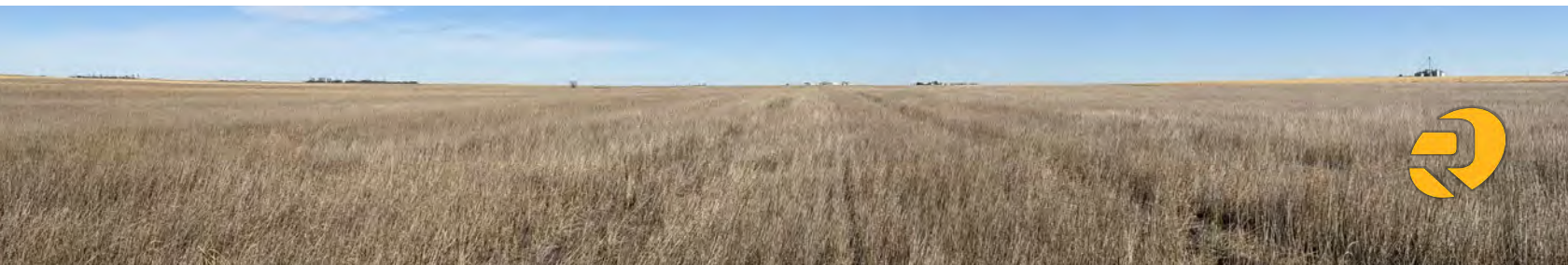
Parcel #1—Currently in cornstalks



Parcel #2—Wheat stubble



Parcel #2—Cornstalks





## 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.

**929,846**

total acres sold

**18,674**

auction attendees

**432**

successful auctions



### What's inside:

#### LOGAN-PHILLIPS COUNTY LINE DRYLAND AUCTION

2 Parcels

318± total acres

ONLINE-ONLY AUCTION

April 10, 2025

8am - 12pm MT



# Logan-Phillips County Line Dryland Auction

318± Total Acres | 2 Parcels

**ONLINE  
ONLY  
Auction**



**ONLINE-ONLY AUCTION**  
**Thursday, April 10, 2025**  
**8am - 12pm MT**

Quality dryland located 4.5 miles NW of Haxtun, CO offered for sale in 2 parcels by Online-Only Auction. Bidding will open at 8 am with a soft close at 12 pm, and remain open until 5 minutes have passed with no new bids.

