

# BOLLISH RANCH FOR SALE

**LOCATION** The Bollish Ranch property is located from the intersection of Main Street and North 7<sup>th</sup> Ave. in Sterling, CO, 5.28 miles to the south end of the property, 7.28 miles to the north end of property, and 9 miles to the Northwest part of the property.

**SEE PARCEL DESCRIPTIONS FOR PERTINANT INFORMATION ie, ACREAGES, R/E TAXES, ASKING PRICE**

**POSSESSION** Possession of property upon closing. At the time of publication, homes were not rented and pastures not rented. Possession may change depending on the time of year property sells.

**WATER RIGHTS** Together with all water wells and equipment, well permits, domestic/livestock wells appurtenant to the property.

**CRP CONTRACTS** Sellers to convey all right, title, and interest to the existing CRP contract to the Purchaser(s) as successor in interest. Sellers to convey the October 2007 CRP payment. Purchaser(s) assumes responsibility of the maintenance of the CRP acres, the obligations of the CRP contract, the costs and penalties associated with the termination of the CRP contract, and agrees to enter into new CRP contract within 60 days after the closing.

**REAL ESTATE TAXES** 2007 Real Estate Taxes due in 2008 to be prorated to the day of closing.

**MINERALS** Sellers shall reserve an undivided 50% interest in and to all oil, gas or other minerals, including sand and gravel mining, which the Sellers own and which are found on or beneath the subject premises, which reservation shall be for a period of 15 years commencing on the day of closing and continuing so long as oil, gas or other minerals, including sand and gravel mining, are being produced or recovered from the subject premises.

**COMMENTS** The Bollish family is relocating to South Dakota and selling the majority of their ranch. If you are looking to purchase the ideal rural acreage to build on with panoramic views close to Sterling and the North Sterling Reservoir, the Bollish Ranch provides several properties to choose from. Both electrical and natural gas utilities are nearby. This offering provides the opportunity to purchase CRP, improvements, and pasture. If parcels sell individually, seller to pay & provide a survey to create a metes & bound legal description.

**NOTICE TO PROSPECTIVE PURCHASERS** 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. The location maps are not intended as a survey and are for general location purposes only. The prospective Purchaser(s) should verify all information contained herein. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Sellers. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transactional Broker. Reck Agri Realty & Auction does not offer subagency, but will cooperate with other licensees working as a Transactional-Broker or Buyer-Agent. Call for commission split.

**FOR FURTHER INFORMATION CONTACT... Marc Reck, Broker**

**Reck Agri Realty**

*Farm/Ranch Real Estate* **& Auction**<sup>TM</sup>

302 N. 3rd St. P.O. Box 407 Sterling, CO 80751  
(970) 522-7770 1-800-748-2589

marcreck@reckagri.com www.reckagri.com