

MORGAN COUNTY LAND AUCTION

2 PROPERTIES - Absolute & W/Reserve

**Thursday, October 13, 2011, at 10:30 a.m., MT
Clarion Inn, 14378 Hwy 34, Fort Morgan, CO 80701**

BRUSH - 160 +/- Ac - Improvements & Dryland



WIGGINS - ABSOLUTE! - 20 Ac and Single Family Residence



Buyers' Meeting

**Wednesday, September 28, 2011 @ 10:30 am
Clarion Inn, 14378 Hwy 34, Fort Morgan, CO 80701**

If you have questions regarding the property, bidding process, or need a Detail Brochure, come join us.

FOR FURTHER INFO CONTACT . . . Marc Reck

Reck Agri Realty
Farm/Ranch Real Estate
& Auction™

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TERMS & CONDITIONS

Announcements made by Reck Agri Realty & Auction (hereinafter referred to as Broker) at the time of sale will take precedence over any previously printed material or other oral statements.

AUCTION DATE/LOCATION: Auction to be held on Thursday, October 13, 2011, @10:30 a.m. at the Clarion Inn, 14378 Hwy 34, Fort Morgan, CO 80701

LOCATION: The Morgan County Land Auction properties are located south of Wiggins and south of Brush, Colorado. See individual parcel descriptions for directions to each parcel or the location map for parcel location.

OVERVIEW: The Seller owns both properties and is providing the public the opportunity to purchase rural acreages and dry farmland. The auction bidding format allows the opportunity to purchase parcels of various sizes to expand your current operation or as an investment.

SALE TERMS/PROCEDURE: The "Morgan County Land Auction" is a LAND AUCTION with two separate properties being offered for auction. "The Wiggins Property" to be sold at Auction with no RESERVE and offered as one parcel. "The Brush Property" to be sold at Auction with RESERVE and to be offered in two parcels and then as a single unit and will be offered in the sale order as stated within the brochure. Seller reserves the right to accept or reject any and all bids for the property being sold with reserve. Seller agrees not to accept and negotiate any contracts to purchase prior to auction date. Bids will be taken for total purchase price not price per acre.

SIGNING OF PURCHASE CONTRACT: Immediately following the conclusion of the auction, the highest bidder(s) will enter into and sign a Contract to Buy and Sell Real Estate (All Types of Properties) for the amount of the bid. Required earnest money deposit to be in the form of a personal, business, or corporate check for 15% of the purchase price which is due upon the signing of the contract and to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Terms and conditions of the detail brochure and oral announcements shall be incorporated and made a part of the contract. Sample contracts are available within the detail brochure.

CLOSING: Purchaser(s) shall pay in cash, electronic transfer funds, or cashier's check (Good Funds), the balance of purchase price (purchase price less earnest money deposit), plus their respective closing costs, and sign and complete all customary or required documents at closing, which is on or before November 11, 2011. Closing to be conducted by Northern Colorado Title Company and the closing service fee to be split 50 - 50 between Seller and Purchaser(s).

TITLE: Seller to pass title by Quit Claim Deed. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Purchaser(s). The Purchaser(s) to receive a TBD title commitment within detail brochure, updated title commitment with Purchaser(s) name, lender, purchase price, and all supplements and additions thereto after auction, and an owner's title insurance policy in an amount equal to the Purchaser Price after closing. Seller will not pay any cost of lender's or mortgagee's policy or title endorsements requested by Purchaser(s). Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations and conveyances of record; oil and gas leases of record; patent reservations; other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record. Title commitments are available for review within the detail brochure and at the auction and title commitment and exceptions will be incorporated and made a part of the Contract to Buy and Sell Real Estate (All Types of Properties).

POSSESSION: Possession upon closing.

PROPERTY CONDITION: The prospective Purchaser(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.

WATER RIGHTS: Seller to convey all owned water rights including all wells, well permits, and one Morgan Quality Water Tap.

GROWING CROPS: No growing crop

REAL ESTATE TAXES: 2011 Real Estate Taxes due in 2012 to be prorated to the day of closing. 2012 real estate taxes & thereafter to be paid by Purchaser(s).

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels or Single Unit as designated within the detail brochure. Purchaser(s) and Seller, at closing, to sign a memorandum of understanding stating the base acres and yields as designated within the detail brochure.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. Seller, at their cost, to provide a survey for a metes and bounds legal description for the Improvement site and submit an application for subdivision exemption with the Morgan County Planning Department. Reck Agri Realty & Auction facilitate said exemption application process.

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

NOXIOUS WEEDS: There may be areas infested by noxious weeds, (i.e. rye, bindweed, canadian thistle, rye, goat/Johnson grass, etc). The location of and the density of noxious weeds is unknown at this time.

ACREAGES: All stated acreages in the initial brochure, detailed brochure, and visual presentation at the auction 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 stated at the auction.

MULTIPLE PARTY BID: If several parties go together and collectively bid on parcels and the Multiple Party Bid is the highest bid, at the conclusion of the auction each party within the Multiple Party Bid shall identify and agree to sign separate contract(s), pay for their respective separate parcel(s) at closing, and pay for a metes & bounds survey & additional title insurance premium to create the legal description for their respective separate parcel. The collective purchase prices for the separate Parcel(s) shall equal the total Multiple Party Bid.

BIDDER REQUIREMENTS: Prior to auction, Purchaser(s) to review the terms and conditions as set forth in the Detail Brochure. Detail Brochure may be obtained at the Buyers Information Meeting or by calling Reck Agri Realty & Auction. Bidding via cell phone, internet, and/or bidding on someone's behalf, must be approved by Reck Agri Realty & Auction 24 hours prior to auction.

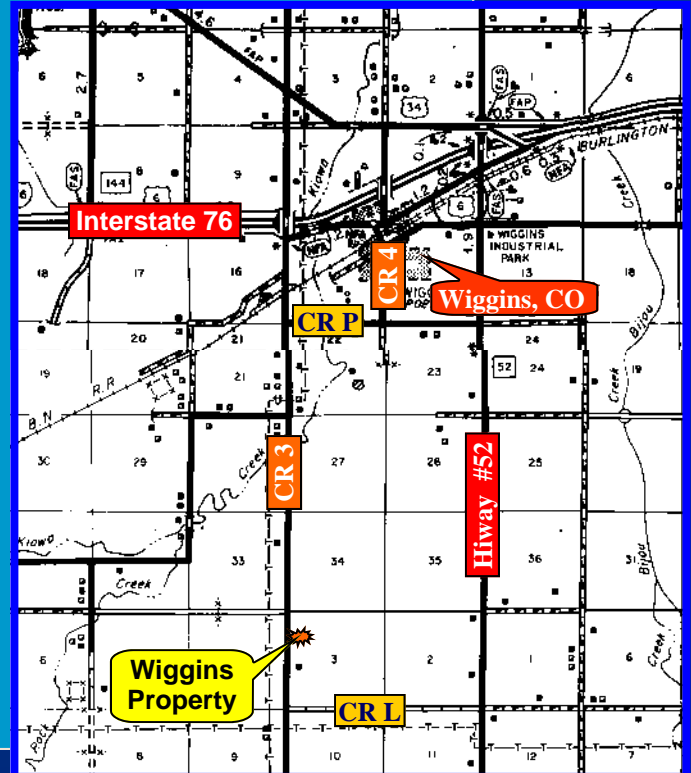
ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey & are for general location purposes only. The prospective Purchaser(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. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transactional Broker.

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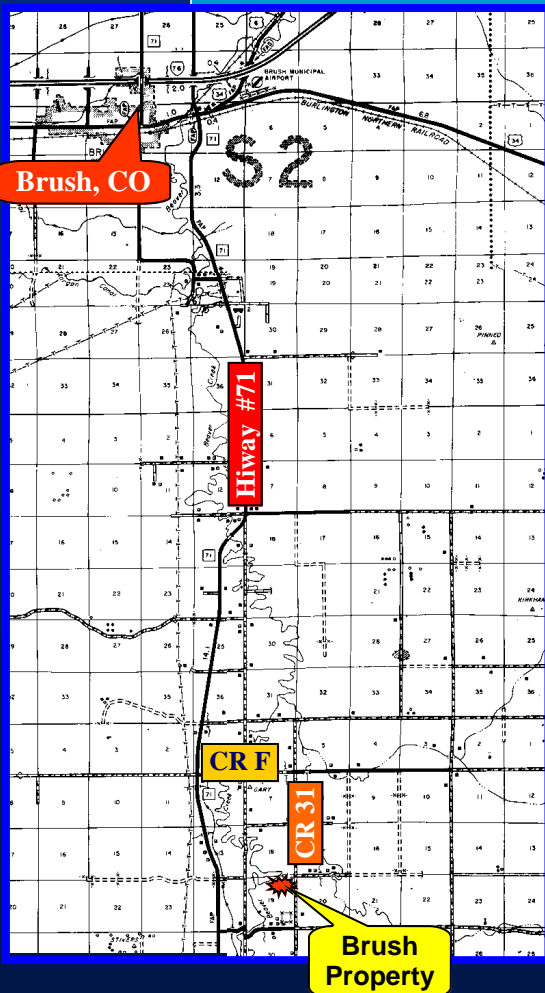
A **DETAIL BROCHURE** is available at the Buyers Information Meeting and upon request which includes the terms and conditions of the auction, pertinent facts, title commitments, Auction Land Contract, etc. For additional color photos check the "Morgan County Land Auction" page of our website @ www.reckagri.com

WIGGINS Property - Property Description

20 +/- Ac to be sold Absolute with no reserve! Located from Wiggins, 1 mi S on CR 4 to CR P, 1 mi W on CR P to CR 3, 3 mi S on CR 3, to property; Property Address: 11392 Co Rd 3, Wiggins, CO; 3 br 2 bath 1,944 +/- sq. ft. manufactured home; R/E Taxes: \$3,063.20; Includes non-operational hog confinement facility; Legal description: Lots 02 & 03 of the Richardson Farms Minor Subdivision; Includes Morgan County Quality Water tap.



BRUSH Property - Parcel Descriptions



PARCEL #1A : 6.35 +/- Ac IMPROVEMENT SITE - A parcel in the NE1/4 of Section 19, T1N, R55W; Improvements include a small home, L/S barn & corrals, & garage; Beautiful windbreak; Domestic well; R/E Taxes: \$507.11; From Brush, 13 mi S on Hiway #71 to CR F, 2 mi E on CR F to CR 31, 2 mi S on CR 31 to NE corner of property; Property address: 2969 CR 31, Brush, CO.

PARCEL #1B : 153.65 +/- Ac - 148.8 +/- Dryland, 4.85 ac +/- Rds, & Waste - NE1/4 of Section 19, T1N, R55W except for 6.35 ac +/- parcel in NE corner; R/E Taxes: \$73.57; From Brush, 13 mi S on Hiway #71 to CR F, 2 mi E on CR F to CR 31, 2.2 +/- mi S on CR 31 to NE corner of property; 74.8 ac FSA wheat base w/26 bu yield; Currently in summerfallow; possession upon closing.

SINGLE UNIT: 160 +/- Ac - 148.8 +/- dryland, 11.2 ac +/- Rds, Waste, & Improvement Site - R/E Taxes: \$580.68; See Parcel descriptions for details.



Reck Agri Realty & Auction
P.O. Box 407
Sterling, CO 80751

Address Service Requested

October 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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2	3	4	5	6	7	8
9	10	11	12	13	14	15
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23	24	25	26	27	28	29
30	31					

ONLINE INTERNET
BIDDING &
REMOTE BROADCAST WILL BE
AVAILABLE. CALL FOR TERMS,
CONDITIONS & PROCEDURES.

Colorado Land Auction...
Don't Miss It!

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