

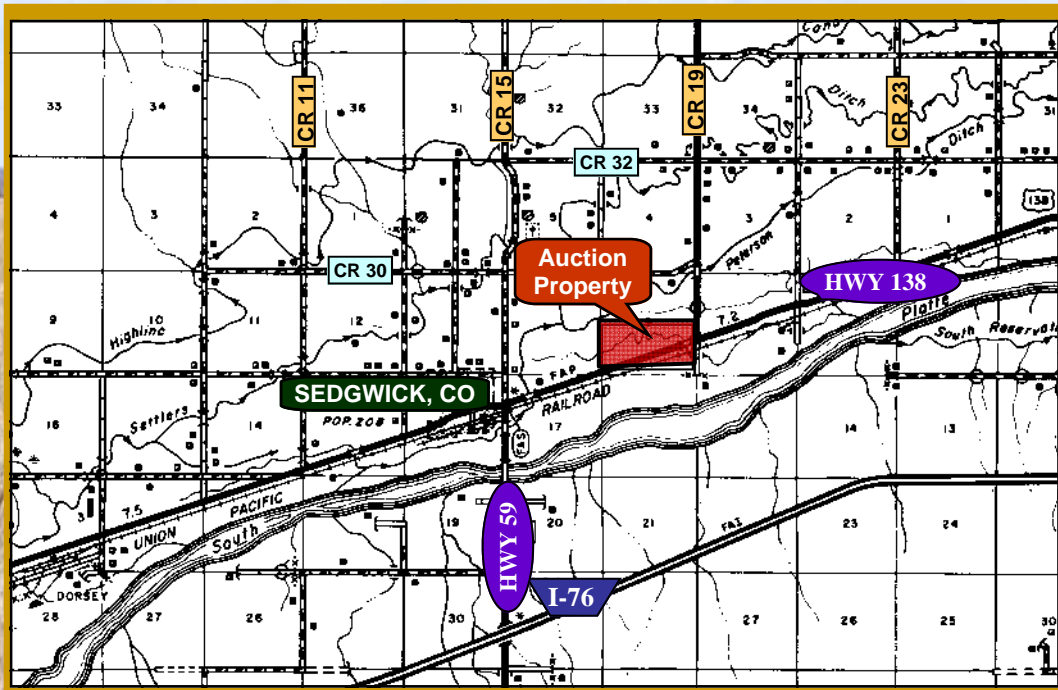
JANKOVSKY INC. LAND AUCTION

Thursday, May 19, 2011 @ 10:30 am, MT

w/reserve

Sedgwick County Fairgrounds, Julesburg, CO 80737

Offered as 2 Parcels & as a Single Unit



294 +/- Ac... Sedgwick County, CO

FOR FURTHER INFORMATION CONTACT... Marc Reck

Reck Agri Realty
Farm/Ranch Real Estate
& Auction™

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



TERMS AND 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 at Sedgwick County Fairgrounds in Julesburg, CO, on May 19, 2011, at 10:30 a.m., MT.

SALE TERMS/PROCEDURE: The "Jankovsky Inc. Land Auction" is a LAND AUCTION with RESERVE. The property to be offered as a "MULTI PARCEL" Auction in 2 parcels and as a single unit. The parcels and single unit will be offered in the sale order as stated within this brochure. The parcels and/or single unit will compete to determine the highest aggregate bid(s) acceptable to the Seller. Seller reserves the right to accept or reject any and all bids. 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 June 17, 2011. Closing to be conducted by Sedgwick County Title and the closing service fee to be split 50-50 between Seller and Purchaser(s).

TITLE: Seller to pass title by Warranty 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 of farmland upon closing and possession of pastureland subject to existing lease for the 2011 grazing season.

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 purchaser(s).

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.

GROWING CROPS: Seller to convey to Purchaser(s) landlord share of pasture rent to be received from pasture for the 2011 grazing season and Farm Service Agency payments.

REAL ESTATE TAXES: 2011 Real Estate Taxes due in 2012 and 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.

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.

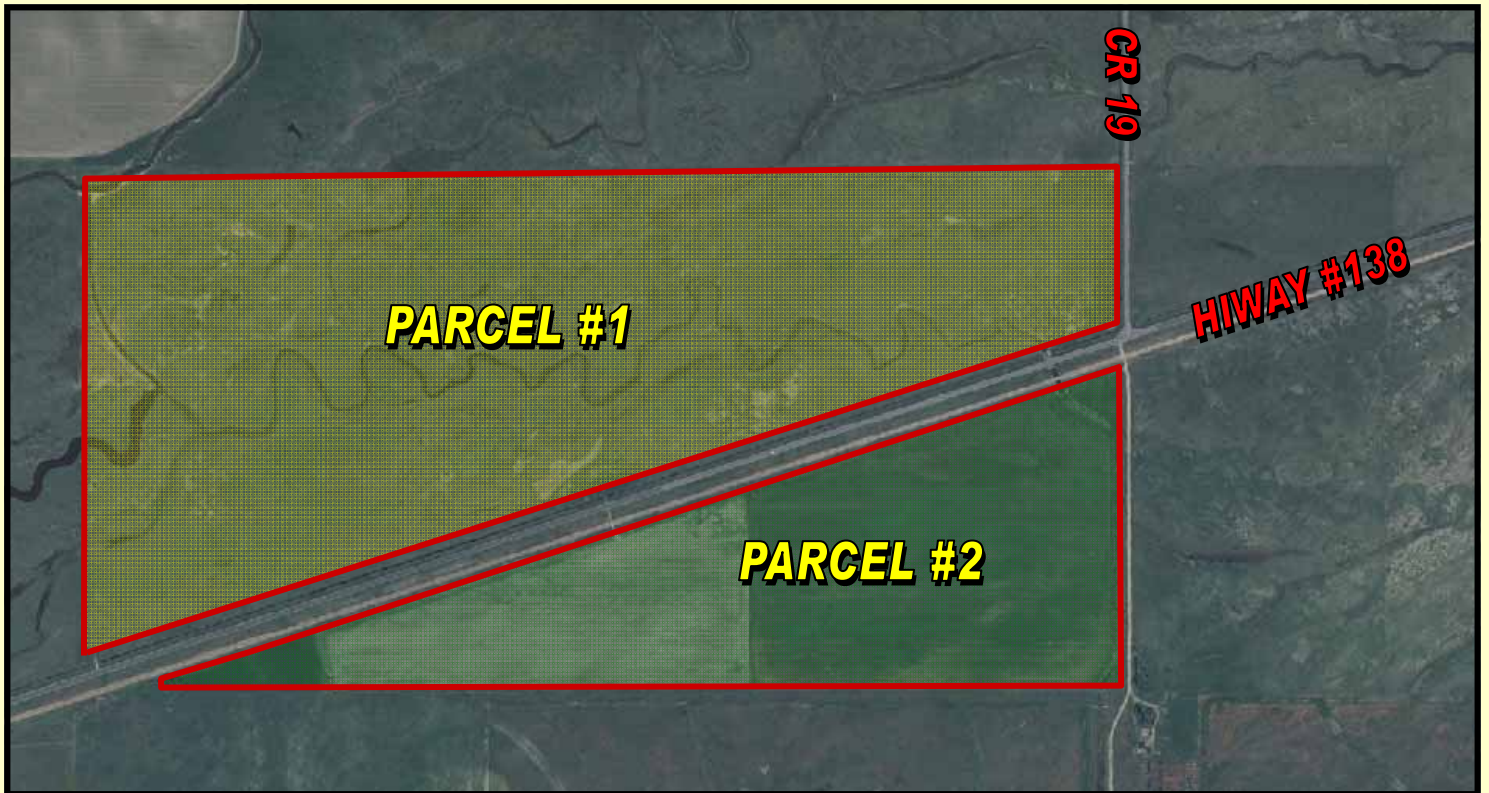
ACREAGES: All stated acreages in the initial brochure, detailed brochure, and visual presentation at the auction are approximate and are obtained from aerial photos from the FSA office. The county tax records may indicate different acreages and no warranty is expressed or implied as to exact acreages 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 and 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 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.

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, and all domestic/livestock wells and irrigation wells; appurtenant to the property, including but not limited to the following: Well #4 - 7037 adjudicated in Water Court Case #W-2661. The water rights are subject to the rules, regulations, and limitations of the Colorado Department of Water Resources and the Sedgwick Well Users. Water rights are being sold AS-IS- WHERE-IS without warranty or guarantee of any water right matters, pumping rates/adequacy of livestock/domestic/irrigation wells and condition of all irrigation equipment.

AERIAL MAP, LOCATION MAP & PARCEL DESCRIPTIONS



PARCEL #1: SUB-IRRIGATED PASTURE: All that part of the S1/2 of 9 lying north of Hiway #138, T11N, R46W; 204 ac +/- sub-irrigated pasture; R/E Taxes: \$156.56; Hiway 138 borders south property line, CR 19 borders east property line, Property located 1 mile east of Sedgwick, CO via Hiway #138 to SW corner of property.

SINGLE UNIT (PARCELS #1 & #2) - SUB-IRRIGATED PASTURE & FLOOD IRRIGATED: 204 ac +/- sub-irrigated pasture, 60 ac +/- flood irrigated, 15 +/- ac dryland, & 15 +/- ac pasture; R/E Taxes: \$471.64.

PARCEL #2: FLOOD IRRIGATED, DRYLAND & PASTURE: All that part of the S1/2 of 9 lying south of Hiway #138, T11N, R46W; 60 ac +/- flood irrigated, 15 +/- ac dryland, & 15 +/- ac pasture; R/E Taxes: \$315.08; Irrigated well #4 - 7037 adjudicated in Water Court Case # W-2661. Irrigation well included within Sedgwick Well Users. Hiway 138 borders north property line, CR 19 borders east property line, Property located 1 mile east of Sedgwick, CO via Hiway #138 to NW corner of property.



A DETAIL BROCHURE is available upon request and is REQUIRED to bid. It includes the terms and conditions of the auction, pertinent facts, title commitment Auction Land Contract, etc. For additional color photos visit the "JANKOVSKY INC., LAND AUCTION" Visual Tour.

@www.reckagri.com

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 and 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. Announcements made by Reck Agri Realty & Auction, at the time of sale will take precedence over any previously printed material or other oral statements. Reck Agri Realty & Auction does not offer broker participation for the "Jankovsky Inc. Land Auction". Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidder increments are at the discretion of the Broker.

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

Address Service Requested

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



May 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

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