

ONLINE ONLY AUCTION >

# ESTATE OF FLORINE MAE ELIAS LAND AUCTION

CHEYENNE COUNTY, NE | 182.9± ACRES

Bidding Opens: January 26, 2022 @ 8:00 am, MT  
Bidding Closes: January 27, 2022 @ 12:00 noon, MT



Listing #7021A12

**182.9± TOTAL ACRES CROPLAND WITH IRRIGATION RIGHTS**  
OFFERED AS 1 PARCEL



**For More Information, Contact:**

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Marc Reck, Broker  
marcreck@reckagri.com

# TERMS & CONDITIONS

## ANNOUNCEMENTS MADE BY RECK AGRI REALTY & AUCTION (HEREINAFTER REFERRED TO AS BROKER) AT THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL.

**ONLINE BIDDING PROCEDURE:** The ESTATE OF FLORINE MAE ELIAS LAND AUCTION will be offered for sale in 1 parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on Wednesday, January 26, 2022. The auction will "soft close" @ 12:00 noon, MT on Thursday, January 27, 2022. Bidding remains open as long as there is continued bidding. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid at any time before bidding closes.

**To bid at the online auction:**

Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit [www.reckagri.com](http://www.reckagri.com) and click on the property page to register to bid.

Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below.

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 Detail Brochure;
- 2) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies; and
- 3) Sign and return to Reck Agri Realty & Auction the Bidder Approval Request form.

Reck Agri Realty & Auction reserves the right to refuse registration to bid and/or bids from any bidder. Bidding increments are at the discretion of the Broker. Detail Brochure may be obtained by visiting the ESTATE OF FLORINE MAE ELIAS LAND AUCTION property page at [www.reckagri.com](http://www.reckagri.com) or by calling Reck Agri Realty & Auction.

**SALE TERMS/PROCEDURE:** The ESTATE OF FLORINE MAE ELIAS LAND AUCTION is an online only auction with RESERVE. The property to be offered as 1 parcel. Competitive bids will determine the outcome of the auction. 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 closing of the auction, the highest bidder(s) will sign Brokerage Disclosure and will enter into and sign a Farm, Ranch, & Land Purchase Agreement 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 announcements shall be incorporated and made a part of the contract. Sample contract is available within the detail brochure.

**CLOSING:** Buyer(s) shall pay in good funds, the balance of purchase price plus their respective closing

costs, and sign and complete all customary or required documents at closing, which is on or before March 4, 2022. Closing to be conducted by Ferguson Title Company and the closing service fee to be split 50-50 between Seller and Buyer(s).

**TITLE:** Seller to pass title by Personal Representative's Deed free and clear of all liens, encumbrances, special assessments levied or assessed, and subject to all easements and restrictions or covenants now of record. Title commitments are available for review within the Detail Brochure and title commitment and exceptions will be incorporated and made a part of the Farm, Ranch, & Land Purchase Agreement. 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), except Buyer(s) to pay for cost of loan title insurance policy, if applicable. The Buyer(s) to receive a TBD title commitment within Detail Brochure, updated title commitment with Buyer(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 Purchase Price after closing. Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations, and other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record.

**POSSESSION:** Possession of planted wheat upon 2022 harvest.

**PROPERTY CONDITION:** 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.

**WATER RIGHTS & EQUIPMENT:** Seller to convey all Seller's water rights, water wells, well permits, and equipment appurtenant to the property for irrigation use including 158.1 Certified Acres in South Platte NRD. Each of the wells is subject to the rules, regulations, and limitations of the Nebraska Department of Natural Resources and the South Platte Natural Resource District. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, pumping rates or adequacy of irrigation well, and/or condition of all irrigation equipment. See parcel information for the description of well permits and irrigation equipment.

**GROWING CROPS:** Buyer(s) to receive landlord's (1/3) share of 2022 crop.

**REAL ESTATE TAXES:** 2021 Real Estate Taxes due in 2022 to be paid by Seller, at closing. Buyer(s) to pay 2022 taxes due in 2023.

**FSA DETERMINATION:** FSA base acres and yields to pass with the Parcel as designated within Detail Brochure. Buyer(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.

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

**NOXIOUS WEEDS:** There may be areas infested by noxious weeds, (i.e. rye, bindweed, canadian thistle, 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, detail brochure, and visual presentations 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.

**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. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. Property is being 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 Limited Seller's Agent. Reck Agri Realty & Auction does not offer broker participation for the "ESTATE OF FLORINE MAE ELIAS 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. Bidding increments are at the discretion of the Broker.

A **DETAIL BROCHURE** is available upon request and is **REQUIRED** to bid at the auction, via cell phone, or online bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, Farm, Ranch, & Land Purchase Agreement. For additional color photos visit "ESTATE OF FLORINE MAE ELIAS LAND AUCTION" on our website: [www.reckagri.com](http://www.reckagri.com).

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# MAPS + PARCEL DESCRIPTION

## AERIAL MAP:



## PARCEL DESCRIPTION:

182.9± total ac. 157.6± ac cropland w/ 158.1 certified acres in South Platte NRD associated with 1 irrigation well (G-026537). 90.5± ac planted to winter wheat; Buyer(s) to receive landlord's (1/3) share of 2022 crop. Balance of cropland is in wheat stubble. 7.89 ac enrolled in CRP (trees) through 2035. FSA base: 46.25 ac wheat w/ 55 bu PLC yield; 98.68 ac corn w/ 116 bu PLC yield. Seller to convey all OWNED mineral rights. LEGAL: Part NW1/4 Sec 34; E1/2E1/2 S of RR, except tracts Sec 33, T14N-R49W. Estimated '21 R/E Taxes: \$7,579.53.

**Starting Bid: \$220,000**



## LOCATION MAP:





535 E Chestnut St // PO Box 407 // Sterling, CO // 970.522.7770

reckagri.com

PO Box 407 // Sterling, CO 80751  
ADDRESS SERVICE REQUESTED

VISIT [RECKAGRI.COM](http://RECKAGRI.COM)

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Reck Agri App.

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| JANUARY 2022 |     |     |     |     |     |     |
|--------------|-----|-----|-----|-----|-----|-----|
| 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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**JANUARY 26-27, 2022 // CROPLAND WITH IRRIGATION RIGHTS**