

YUMA / WASHINGTON DRYLAND AUCTION

YUMA & WASHINGTON COUNTIES, COLORADO

**ONLINE
ONLY
Auction**

Thurs, November 6, 2025

Bidding Opens: 8:00 am MT

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

NO RESERVE

639±
TOTAL ACRES

YUMA & WASHINGTON
COUNTIES, CO.



Productive dryland quarters with grass acres in a strong farming region.

For More Information:

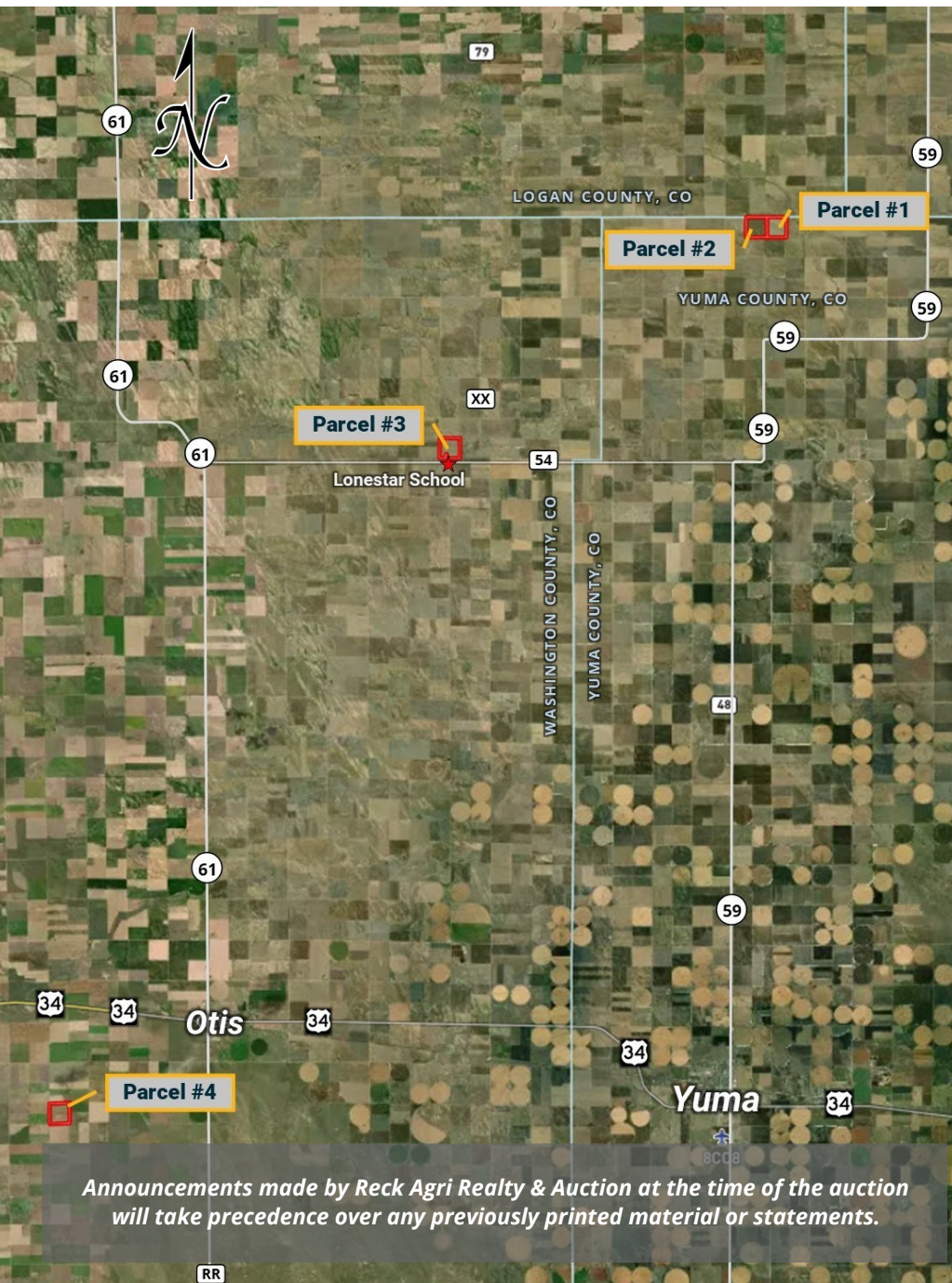
Marc Reck, Broker
marcreck@reckagri.com

Ben Gardiner, Broker Assoc.
bgardiner@reckagri.com



Office
970.522.7770
Toll Free
800.748.2589
reckagri.com

Location Map / Auction Terms / Overview



OVERVIEW

639.0± total acres comprised of 532.6± acres dryland and 106.4± acres grass/roads. Three parcels are dryland, and one is a combination of dryland/grass with a livestock well. Immediate possession upon closing. Don't miss this opportunity!

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 December 5, 2025. Closing to be conducted by Yuma County Abstract. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty Deed free and clear of all liens and encumbrances and matters shown within the title commitment.

POSSESSION: Possession of pasture and farmland upon closing.

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. 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 to be paid by Seller.

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).

ACREAGES: All stated acreages 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 packet 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. 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 "Yuma / Washington 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.

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ONLINE BIDDING PROCEDURE: The Yuma / Washington Dryland Property will be offered for sale in 4 parcels with NO RESERVE. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on November 6, 2025. The auction will "soft close" @ 12:00 noon, MT on November 6, 2025. Bidding remains open on all parcels as long as there is continued bidding on any of the parcels. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid on any and/or all 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 and click on the Yuma / Washington 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 full 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

Property Description / Aerial Maps / Photos

QUICK FACTS

- 639.0± total acres
- 532.6± acres dryland
- 106.4± acres grass/rds
- Yuma & Washington Counties, CO
- Possession upon closing
- Seller to convey all OWNED mineral rights

PARCEL #1 | 160± acres

- 69± acres dryland / 91± acres grass
- Yuma County, CO
- Located 22± miles N of Yuma, CO
- Livestock well
- R/E Taxes: \$252.28 (2024)
- Legal: NW1/4 of Sec 2, T5N, R48W
- **Opening Bid: \$95,000**

PARCEL #2 | 162± acres

- 162± acres dryland
- Yuma County, CO
- Located 22± miles N of Yuma, CO
- R/E Taxes: \$411.96 (2024)
- Legal: NE1/4 of Sec 3, T5N, R48W
- **Opening Bid: \$135,000**



PARCEL #3 | 157± acres

- 145± acres dryland / 12± acres grass/rds
- Washington County, CO
- Located 17.5± mi NW of Yuma, CO (across from Lonestar School)
- R/E Taxes: \$310.50 (2024)
- Legal: SW1/4, less tract, of Sec 33, T5N, R49W
- **Opening Bid: \$120,000**

PARCEL #4 | 160± acres

- 156± acres dryland / 4± acres rds/waste
- Washington County, CO
- Located 4± mi SW of Otis, CO
- R/E Taxes: \$334.20 (2024)
- Legal: NW1/4 of Sec 25, T2N, R51W
- **Opening Bid: \$130,000**



Parcel #3



Parcel #4



Parcel #2



Parcel #1



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.

956,846

total acres sold

19,034

auction attendees

441

successful auctions



What's inside:

YUMA / WASHINGTON DRYLAND AUCTION

4 Parcels

639± total acres

ONLINE-ONLY AUCTION

November 6, 2025

8am - 12pm MT



YUMA / WASHINGTON DRYLAND AUCTION

639± Total Acres | 4 Parcels

**ONLINE
ONLY
Auction**

NO RESERVE



ONLINE-ONLY AUCTION
Thurs., November 6, 2025
8am - 12pm MT

Four quarters offered as separate parcels for sale located in Colorado's Yuma and Washington counties. To be sold via Online-Only Auction with NO RESERVE.

**SCAN QR WITH YOUR
PHONE CAMERA**

View more details, photos,
an interactive map & more!

