

COLORADO

BACA COUNTY

ABSOLUTE AUCTION

ACRES

1,357.50

M/L



County Road MM & County Road 40.5 | Two Buttes, CO 81804 | Listing #17371

STEVE BRUERE 515.222.1347

Steve@PeoplesCompany.com

CO LIC 100095578

JIM HAIN 402.981.8831

James.Hain@LundCo.com

CO LIC 100004973

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

AUCTION TERMS & CONDITIONS

THURSDAY, JUNE 13TH, 2024

BACA COUNTY ABSOLUTE AUCTION | 10:00 AM MT

Walsh Community Center

100 North Colorado Street | Walsh, Colorado 81090

1,357.50 Acres M/L | Listing #17371

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>

AUCTION METHOD: The farm will be offered as one individual tract on a price per acre basis.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and/or The Lund Company (the "Auction Company") and receive a bidder number in order to bid at the auction. The Auction Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

BUYER'S PREMIUM: Buyer will be responsible for payment of a premium of 3% of the purchase price, payable at closing.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Baca County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Baca County FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 10% earnest money payment is required on the day of the auction for the tract. All funds will be held by First American Title Company.

CLOSING: Closing will occur on or before Thursday, July 25th, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

FARM LEASE & POSSESSION: The farm is leased for the 2024 crop year and possession will be given at Closing, subject to tenant's rights. The new Buyer will assume the farm lease and receive the 2nd half of the cash rent due and payable on August 1, 2024. Contact agent for details.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the winning bidder will enter into a Real Estate Sales Contract ("Contract") and deposit with Bison Title at Lamar, Colorado the required earnest money payment. The Contract will be substantially in the form posted on the website.

FINANCING: Buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made prior to bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

PROPERTY TAXES: 2024 real estate taxes will be prorated between the Buyer and Seller to the time of closing.

WATER: Any and all water rights registered to irrigate the property will transfer with the sale. It will be the Buyer's responsibility to transfer ownership information with the State of Colorado Ground Water Commission.

PERSONAL PROPERTY: All irrigation equipment will be sold "As-Is-Where Is" and transferred with the property via a Bill of Sale.

MINERAL RIGHTS: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

FENCES: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

OTHER: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Auction Company, or Seller. All bids will be on a per-acre basis. Auction Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

DISCLAIMER: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Auction Company. Overall tract acres, tillable acres, etc., may vary from the figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the title commitment.



BACA COUNTY

FARMLAND AVAILABLE

County Road MM & County Road 40.5

Two Buttes, CO 81804

Listing #17371

Baca County, Colorado Farmland Auction – Mark your calendar for June 13th, 2024! Peoples Company and The Lund Company are proud to be representing the sale of 1357.5 acres m/l near Walsh, Colorado. The farm contains a total of 1,112.56 FSA cropland acres carrying an NCCPI of 29.2. Primary soil types include Wiley loam and Fort Collins loam. Of the cropland acres, 1,023 acres are authorized and approximately 610 acres are irrigated through five pivots. Historic plantings have been corn, winter wheat, and sorghum. The farm is located in Sections 23, 26, 27, 24, and 35 of Walsh Township. The farm is leased for 2024. Contact the listing agent for more details.

Horse Creek runs laterally through the farm and offers 227.03 acres of recreational opportunity. Pronghorn, coyotes, and upland game are known to traverse the area and provide great hunting opportunities right on the farm.

The farmland will be offered via live public auction as one tract at 10:00 AM (MT) on June 13th, 2024, at the Walsh Community Center in Walsh, Colorado. Simultaneous online bidding will be available for those unable to attend the live auction.

A three percent (3%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.



From Two Buttes, Colorado: Head east on State Highway 116, then turn south onto County Road 39. Turn left onto County Road MM and in 1.5 miles the property will be on the right (to the south).



RENEWABLE ENERGY

Renewable energy projects have boomed recently in southeastern Colorado and offer several monetary benefits to landowners. Wind and solar projects in Baca County are gaining traction and supplementing investment opportunities in the area. This farm is involved in two wind projects.

One being a wind energy agreement that was executed in 2021 and is currently paying out \$3.00/acre a year with an escalator as the lease progresses. The other project is a transmission line easement lease executed in 2023, paying \$3.00/linear foot yearly. Contact the listing agent for more details.

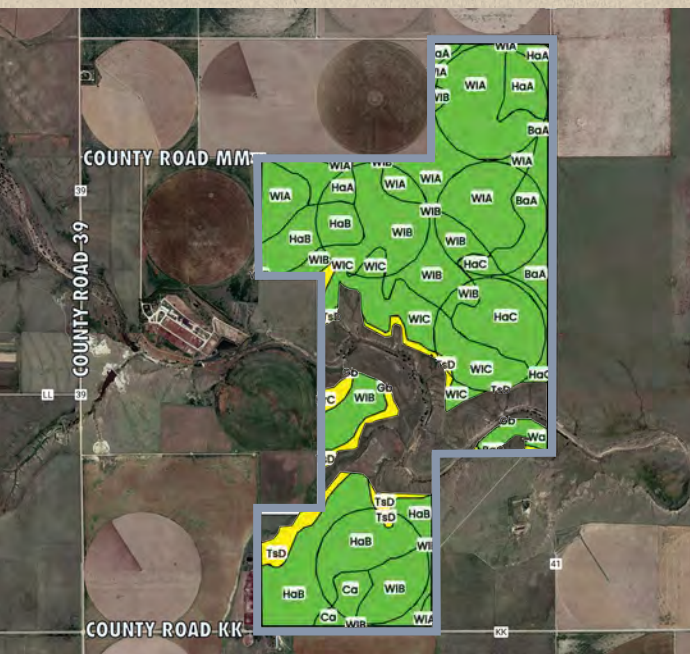


TOTAL ACRES M/L | LISTING 17371

FSA Cropland Acres | 1,112.56

Irrigated Acres | 610

Estimated Gross Taxes | \$4,653.98



Code	Soil Description	Acres	% of field	Key	Soil Class (Irr)	Soil Class (Non-Irr)	NCCPI
WIA	Wiley loam	248.70	22.35%	●	1	4	25
WIB	Wiley loam	231.70	20.83%	●	2	4	25
HaB	Fort Collins loam	205.28	18.45%	●	3	4	38
WIC	Wiley loam	110.13	9.90%	●	3	4	25
HaC	Fort Collins loam	83.33	7.49%	●	4	4	38
HaA	Fort Collins loam	62.86	5.65%	●	2	4	38
BaA	Baca silt loam	62.65	5.63%	●	3	4	37
TsD	Travessilla sandy loam	59.03	5.31%	●	6	6	8
Ca	Campo clay loam	21.98	1.98%	●	2	4	34
Wa	Wages loam	16.18	1.45%	●	2	4	36
HrC	Harvey loam	8.45	0.76%	●	4	6	23
BaC	Baca silt loam	1.83	0.16%	●	6	6	37
Gb	Glenberg sandy loam	0.46	0.04%	●	3	4	27

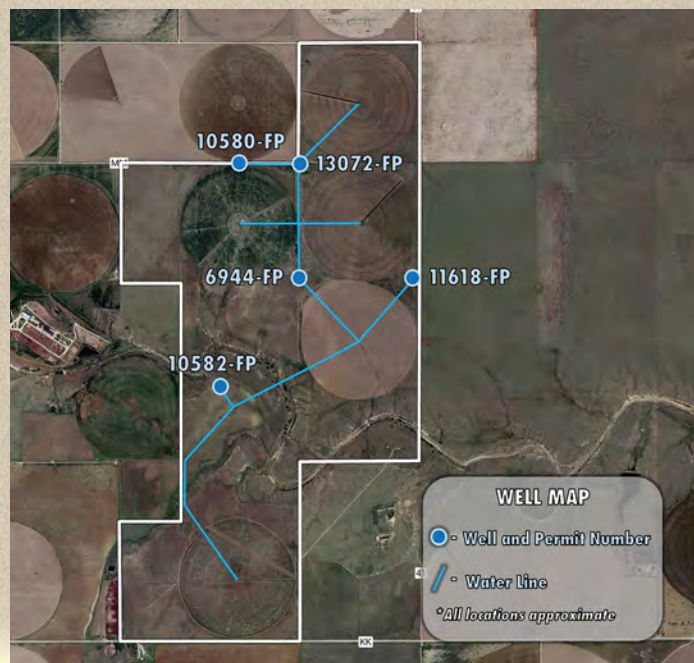


PIVOT INFORMATION

Location	Make	Model	Year	Towers
NE/4 Section 26	Valley	8000	2008	7
SE/4 Section 23	Valley	8000	2008	8
SE/4 Section 26	Reinke	-	2013	7
NW/4 Section 26	Zimmatic	8500	2005	7
SW/4 Section 35	Zimmatic	8500	2005	7

WELL INFORMATION

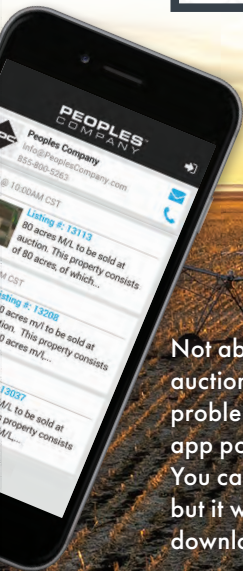
Permit #	Priority Date	Depth	Appropriation (acre/feet)
10582-FP	1/13/1996	308	552
11618-FP	1/21/1997	640	320
6944-FP	4/19/1964	400	320
13072-FP	3/30/1965	427	552
10580-FP	1/13/1996	365	552



12119 Stratford Drive
Clive, Iowa 50325



Scan the QR code to
view this listing online
Listing #17371



Not able to make it to the live auction but still want to bid? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



JUNE						
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						
10:00 AM						

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