

MEKELBURG WASHINGTON COUNTY DRYLAND AUCTION

Tuesday, July 23, 2013 - 10:30 am, MT
Quintech Business & Fitness Center - Yuma, CO

WITH
RESERVE

320 +/- ACRES

NW OF YUMA, CO OR NE OF OTIS, CO
EAST CENTRAL WASHINGTON COUNTY, CO

BUYERS' INFORMATIONAL MEETING

Tuesday, July 9, 2013 - 10:30 am, MT
Quintech Business & Fitness Center - Yuma, CO

Watch LIVE Auction
on www.reckagri.com!!
Online Internet Bidding
Video Simulcast



FOR FURTHER INFORMATION CONTACT:
Marc Reck, Broker or Troy Vogel, Broker Associate

RECK AGRI
REALTY & 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/TIME/LOCATION: Tuesday, July 23, 2013, @ 10:30 a.m., MT at the Quintech Business & Fitness Center, 529 N. Albany, Yuma, CO.

OVERVIEW: The Mekelburg family is offering their 320 acres of Colorado Land for sale at auction. The dry farmland for sale is located from Yuma, CO, 6 +/- miles W on Hiway 34, 3 mi N on CR YY or from Otis 7 +/- mi E on Hiway 34, 3 mi N on CR YY in east central Washington County, Colorado. The Mekelburg property is 320 +/- acres of level to rolling dry farmland with primarily Class III soils with smaller areas of Class IV & V soils. Possession upon closing, 100% of owned mineral rights to be conveyed to Buyer(s). The auction bidding format allows all bidders an equal opportunity to participate and purchase dry farmland to add to or expand your current operation.

SALE TERMS/PROCEDURE: The "Mekelburg Washington County Dryland Auction" is a land auction with RESERVE. The Mekelburg property to be offered as one 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 conclusion of the auction, the highest bidder(s) will enter into and sign a Contract to Buy and Sell Real Estate (Land) 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 contract is available within the detail brochure.

CLOSING: Buyer(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 August 23, 2013. Closing to be conducted by Washington County Title and the 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. 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). Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations, 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 commitment is 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 (Land).

POSSESSION: Possession of property 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 and the property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

GROWING CROPS: None

FSA DETERMINATION: FSA base acres and yields to pass as designated within the 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.

REAL ESTATE TAXES: 2013 Real Estate Taxes due in 2014 to be paid by Seller, 2014 real estate taxes due in 2015, and thereafter to be paid by Buyer(s).

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, 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, detail 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 the parcel 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, Buyer(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 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. The property is being sold AS IS-WHERE IS with all faults, 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 "Mekelburg Washington County 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. Bidder increments are at the discretion of the Broker.

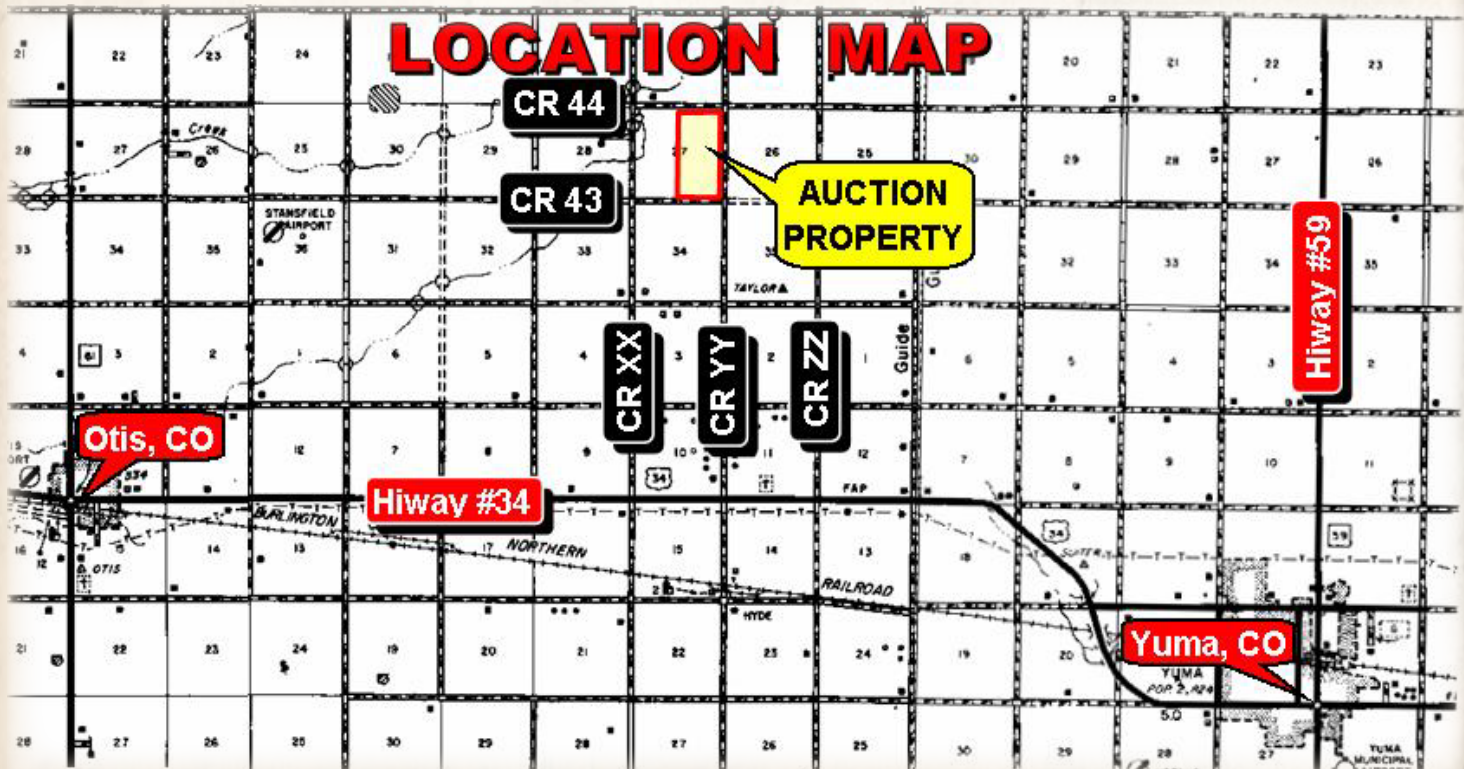
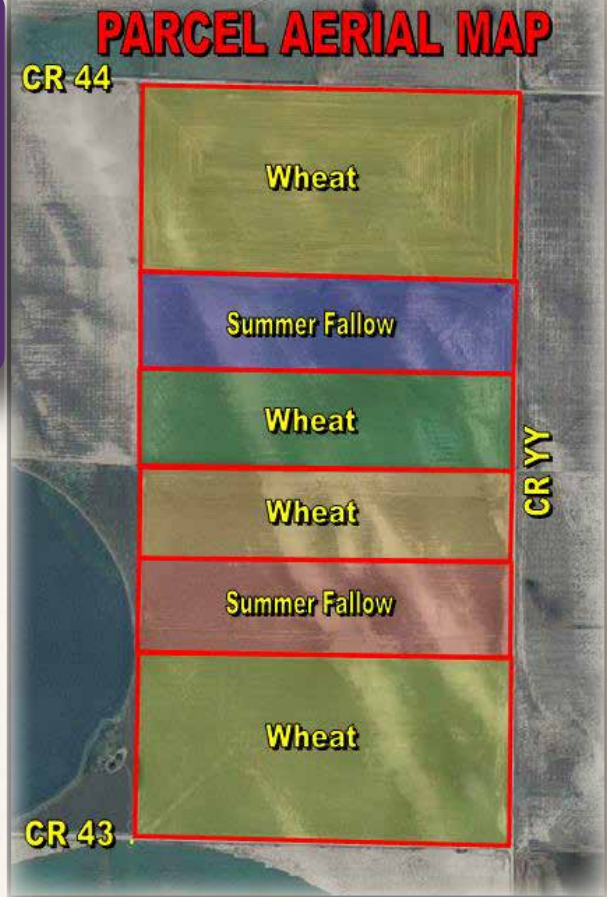
PARCEL DESCRIPTION & MAPS

DRY FARMLAND: 320 +/- Total Acres; 317.5 +/- ac dry farmland; Legal: E1/2 of 27, T3N, R49W, Washington, County, CO; Location: From Yuma, CO, 6 +/- mi W on Hiway #34 to CR YY, 3 mi N on CR YY to SE corner of property or from Otis, CO, 7 +/- mi E on Hiway #34 to CR YY, 3 mi N on CR YY to SE corner of property; CR YY borders E property line, CR 43 borders S property line & CR 44 borders N property line; Level to rolling terrain; Primarily Class III soils with smaller areas of Class IV & V soils; FSA base: 251.2 ac wheat w/32 bu yield; 238 +/- ac currently planted to wheat to be harvested and Buyer(s) to receive possession of stubble upon closing; 79.5 +/- ac of summerfallow, Buyer(s) to receive possession upon closing; R/E Taxes: \$686.44.

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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, Auction Land Contract, etc. For additional color photos visit the "Mekelburg Washington County Dryland Auction" Visual Tour on our website: www.reckagri.com.

RECK AGRI
REALTY & AUCTION



Reck Agri Realty & Auction
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Address Service Requested

July 2013 Calendar						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	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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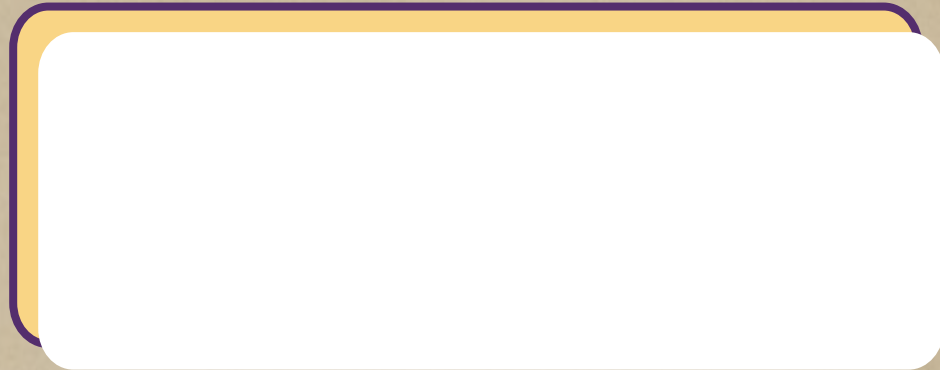
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