

Online Only  
Soft Close

## LAND AUCTION

Isabelle Borchert Estate

Online Only - Bidding opens **October 9** and closes **October 13**

**473± DRYLAND ACRES FARMLAND**

**LEGALS: SW4 SECTION 36, TOWNSHIP 8 SOUTH, RANGE 55 WEST**

**& N2 SECTION 33, TOWNSHIP 8 SOUTH, RANGE 54 WEST**

### TERMS AND CONDITIONS

**Bidding to open:** *October 9, 2021* and shall not end prior to *October 13, 2021* with soft close. Register to bid at [www.rockingxland.hibid.com](http://www.rockingxland.hibid.com) Auctioneer recommends registering prior to open of bidding.

**Terms of Sale:** 10% down at conclusion of auction, with the balance to be paid on or before **November 12, 2021**. Cashiers check or wire checks are acceptable down payment with the final payment to be certified funds. All funds will be held by the auction company trust account. **Bidding shall not be contingent upon financing**, should financing be required it shall be arranged prior to auction.

#### **No Buyer (s) Premium**

**Manner of Sale:** Tract will be auctioned individually only. Auction procedure and increments of bidding to be determined by auction company. Bidding is not contingent upon financing; all financing shall be arranged prior to auction.

**Mineral Rights:** No minerals shall pass with surface rights

**Closing:** Buyer may close as soon as closing documents are prepared - No later than **November 12, 2021**.

**Closing Agent:** Hedlund Abstract Co. shall be the closing agent, location of closing to be 309 4th St, Hugo, CO. Closing fee shall be split 50/50.

**Possession:** Tract #1 Currently 2021 wheat stubble, possession upon delivery of deed. Tract #2 possession of wheat stubble upon delivery of deed, fallow subject to 1/3-2/3 crop share with landlord share going to the buyer through 2022 wheat harvest (estimated at 167 acres ±) balance consists of 2021 wheat stubble

**Real Estate Taxes:** Taxes for 2021 will be prorated to date of close.

**Acceptance of Bids:** Each successful bidder will be required to enter into a Colorado Real Estate Sales Contract immediately following the auction. Contract will be available for review prior to sale.

**Evidence of Title:** Seller will provide title insurance to the buyer in the amount of the purchase price. Premium to be paid by seller. Title evidence will be provided prior to sale. Title shall transfer with a special warranty deed

**Acreages:** Acreage figures are considered to be approximate and are from reliable sources based on County Assessed Acres. All FSA information is subject to change. Assessed acres may not be the same as deeded acres. No warranty is expressed or implied as to exact acreages of property. All bids are for the tracts 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.

**Inspections:** All buyers (bidders) shall be responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither seller or Rocking X Land Co. Ltd., agents of, or representatives, are making any warranties about the property either expressed or implied. Statements, while not guaranteed, are from reliable sources.

**Easements:** This sale is subject to all rights of way and easements, whether recorded or not, and to oil and gas leases of record if any.

**2020 Taxes:** Tract #1 \$422.04, Tract #2 \$901.20

**Agency:** Rocking X Land Co. Ltd., its agents and representatives are the exclusive agents of the seller.

**REGISTER PRIOR TO AND BID AT [WWW.ROCKINGXLAND.HIBID.COM](http://WWW.ROCKINGXLAND.HIBID.COM)**  
**\*ALL BIDDERS MUST BE APPROVED BY THE AUCTIONEER PRIOR TO THE AUCTION**

**Broker's Notes:**  
Primarily class III soils  
Excellent antelope  
population - GMU#107  
Good county road access  
on both tracts



Virgil George, Employing Broker  
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CONTACT US TODAY FOR YOUR REAL ESTATE & AUCTION NEEDS.

# 473± Auction Acres in Lincoln County, Colorado

TRACT	TOTAL ACRES	CROP	CROPLAND ACRES	BASE ACRES	*PLC YIELD
#1 SW4 Section 36, T8S R55W	160		153.92		
		WHEAT		73	35
		CORN		.7	30
#2 N2 Section 33,	320.55		319.24		
		WHEAT		151.3	35
		CORN		1.3	30
<b>Total</b>	<b>480.55</b>		<b>473.16</b>	<b>226.3</b>	

**\* FSA designation at the time of listing**

**Borchert Estate**  
Lincoln County, Colorado, AC +/-

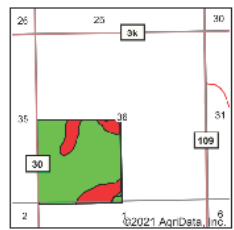
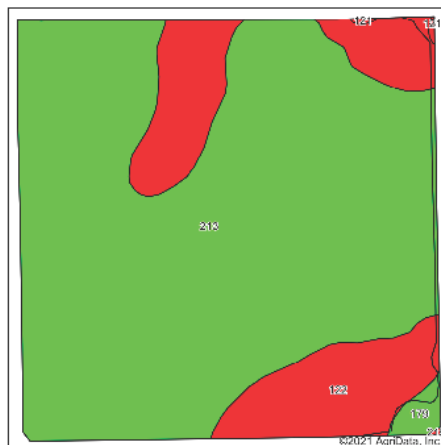


Photo Point Boundary Summer Fallow Wheat Stubble

Virgil George  
P: 719-346-5420 www.rockingxland.com 1510 Rose Ave. Burlington, CO 80807

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

## TRACT #1 Soils Map



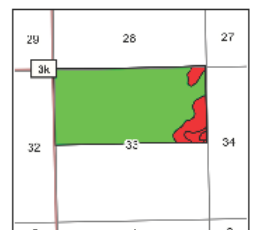
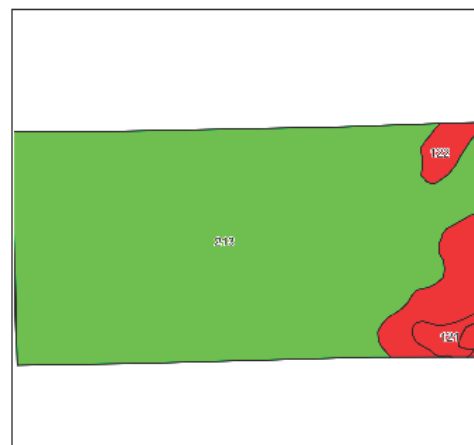
State: Colorado  
County: Lincoln  
Location: 36-8S-55W  
Township: Limon  
Acres: 156.89  
Date: 9/13/2021



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c'	Irr Class 'c'	Irr Class 'e'
213	Weld silt loam, 0 to 3 percent slopes	124.92	78.6%		IIIc	IIIe	
122	Colby-Weld silt loams, 1 to 5 percent slopes	30.09	19.2%		VIIc	VIIe	
179	Samspon loam, 0 to 2 percent slopes, rarely flooded	1.68	1.1%				
121	Colby silt loam, 3 to 9 percent slopes	0.20	0.1%		VIIc	VIIe	

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

## TRACT #2 Soils Map



State: Colorado  
County: Lincoln  
Location: 33-8S-54W  
Township: Arriba  
Acres: 320.55  
Date: 9/13/2021



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c'	Irr Class 'c'	Irr Class 'e'
213	Weld silt loam, 0 to 3 percent slopes	288.37	90.0%		IIIc	IIIe	
122	Colby-Weld silt loams, 1 to 5 percent slopes	26.00	8.1%		VIIc	VIIe	
121	Colby silt loam, 3 to 9 percent slopes	6.18	1.9%		VIIc	VIIe	

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



**Direction to Property:**  
Tract #1, from Genoa north on Hwy 109 to Rd 3H, 1 mile west to CR 30, then 1 mile north to SW corner. Tract #2, from Rd 3H & 109 east 2 miles to Rd 33, then 1.5 miles north to SW corner