

# LAND AUCTION

## Dunn Family Farmland

**Auction Date: December 7, 2021 Time: 10:30 a.m.**  
**Location: Stratton Community Building, 918 Colorado Ave.**

**1,440± DEEDED DRYLAND ACRES FARMLAND**

**LEGALS: TOWNSHIP 9 SOUTH, RANGE 48 WEST; NE4 SECTION 4  
TOWNSHIP 8 SOUTH, RANGE 48 WEST; NE4 SECTION 29, SE4 SECTION 20,  
N2 & SW4 SECTION 15, SW4 SECTION 13, NW4 SECTION 24  
TOWNSHIP 8 SOUTH, RANGE 47 WEST; SW4 SECTION 18**

### **TERMS AND CONDITIONS**

**Terms of Sale:** 10% down at conclusion of auction, with the balance to be paid on or before **December 30, 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. Announcements made the day of sale shall take precedence over prior written and/or oral statements.

#### **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:** 100% of owned minerals shall pass with surface rights

**Closing:** Buyer may close as soon as closing documents are prepared - No later than **December 30, 2021**.

**Closing Agent:** Kit Carson County Abstract Co. shall be the closing agent, location of closing to be 1358 Lowell Ave, Burlington, CO. Closing fee shall be split 50/50.

**Possession:** At closing subject to tenant rights. Tract #1 and Tract #2 are subject to \$40.00 per acre Cash Lease through October 1, 2024

**Real Estate Taxes:** Taxes for 2021 will be paid by Seller. 2022 and all future taxes paid by buyer.

**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. Auction Company reserves the right to disqualify bidder (s) at the sole discretion of the Auction Company

**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:** \$4,928.12

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

**\*SELLER SHALL HAVE 45 DAYS AFTER CLOSING TO REMOVE PERSONAL PROPERTY FROM TRACT #2**

#### **Broker's Notes:**

**\*Productive dryland with good county road access close to local grain markets.  
\*GMU #109 with good population of Antelope, Deer & Pheasant**



**Virgil George, Employing Broker**  
**1510 Rose Avenue, Burlington, Colorado 80807**  
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**[F] (719) 346-5186**  
**vg@rxl.land**  
**www.rockingxland.com**

**CONTACT US TODAY FOR YOUR REAL ESTATE & AUCTION NEEDS.**

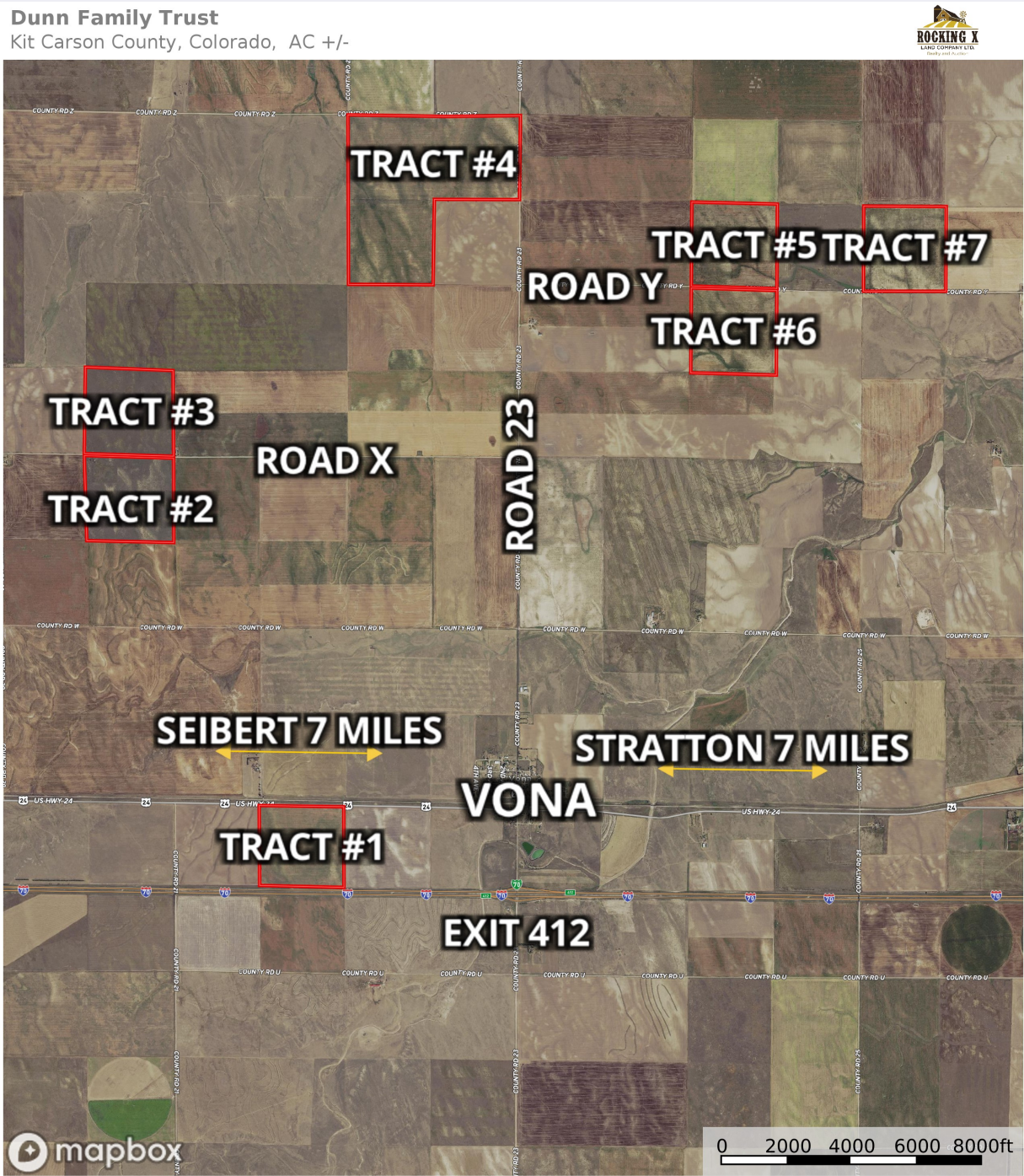


1,440± Auction Acres in Kit Carson County, Colorado

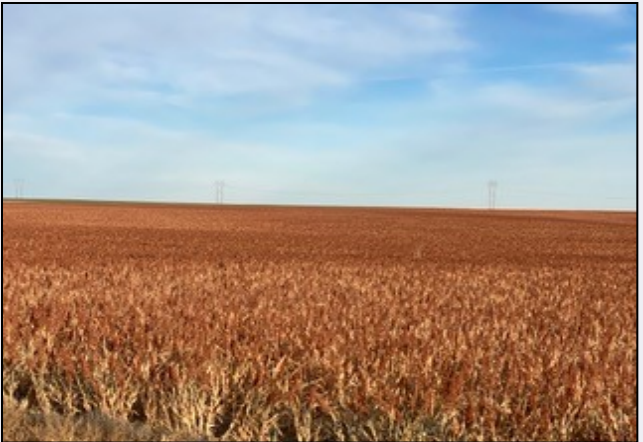
LEGAL	AUCTION ACRES	CROPLAND ACRES	CORN BASE ACRES	*PLC YIELD	TAXES
Tract #1 - NE4 4-T9S-R48W	160	150.87	101.37	123	\$552.76
Tract #2 - NE4 29-T8S-R48W	160	153.08	NONE	NONE	\$553.16
Tract #3 - SE4 20-T8S-R48W	160	165.2	NONE	NONE	\$555.20
Tract #4 - N2 & SW4 15-R8S-R48W	480	473.62	304.5	123	\$1,661.48
Tract #5 - SW4 13-T8S-R48W	160	154.09	103.53	123	\$551.12
Tract #6 - NW4 24-T8S-R48W	160	150.95	101.45	123	\$551.44
Tract #7 - SW4 18-T8S-R47W	160	153.36	103.05	123	\$502.96
Total	1,440	1401.17			\$4,928.12

\* FSA designation at the time of listing.

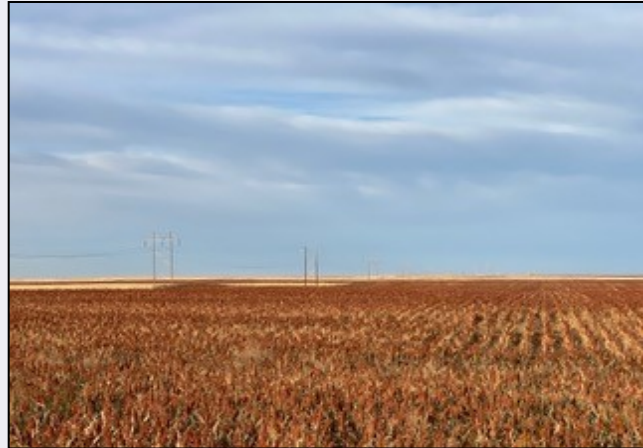
Primarily class IV soils



Tracts # 1 & 2 Wheat Stubble



Tracts #1, 4, 5, 6 & 7 Milo Stubble



Direction to Property:

From Vona, see insert Map

