



LAND AUCTION

Frances A. Heinz Estate

Online Only - Bidding opens December 8 and closes December 10, 2021 @ 2:00 pm with soft close

320.94± DEEDED ACRES FARMLAND

LEGAL: NORTH HALF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 44 WEST

TERMS AND CONDITIONS

Terms of Sale: 10% down at conclusion of auction, with the balance to be paid on or before **December 30, 2021**. Personal and corporate 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.

Buyer (s) Premium: 3%

Manner of Sale: 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

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

Closing Agent: Cheyenne County Abstract Co. shall be the closing agent, location of closing to be 130 S 1st St E, Cheyenne Wells, CO. Closing fee shall be split 50/50.

Possession: Upon Close, subject to tenants rights on growing wheat. 1/3 of growing wheat to buyer.

Real Estate Taxes: Taxes for 2021 paid by seller, 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.

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.

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: \$579.01

Agency: Rocking X Land Co. Ltd., its agents and representatives are the exclusive agents of the seller. Cooperation available for other agents. Contact Rocking X Land.

Broker's Notes:
*GMU # 122 with good deer & antelope population
*Easy access to local grain markets

REGISTER PRIOR TO AND BID AT WWW.ROCKINGXLAND.COM/AUCTIONS
***ALL BIDDERS MUST BE APPROVED BY THE AUCTIONEER PRIOR TO THE AUCTION**



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FOR ADDITIONAL INFORMATION PLEASE STOP AND SEE US.

323.14± Auction Acres in Cheyenne County, Colorado

LEGAL	TOTAL ACRES	CROPLAND ACRES	CROP	*BASE ACRES	*PLC YIELD
N2 Section 12 - T15S - R44W	320.94	323.14	Wheat	156.8	35
Total	320.94	323.14			

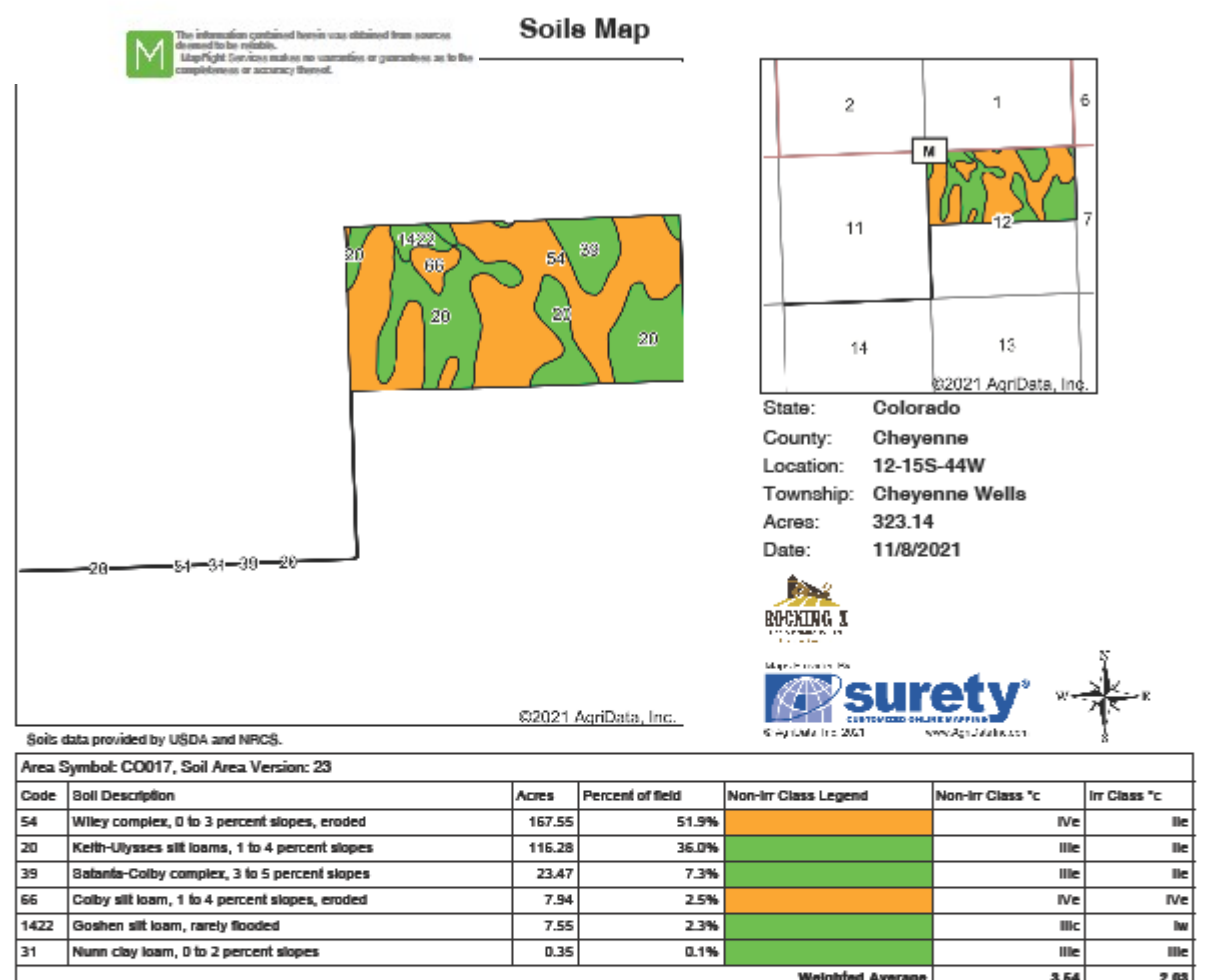
***FSA designation at the time of listing.**

Heinz Trust
Cheyenne County, Colorado, AC +/-



Directions to Property

From Cheyenne Well, Hwy 385 south approximately 4 miles to Road M, then east 2 miles to northwest corner of property. Signs will be posted.



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