

LAND AUCTION

Faivre Family Trust

Online Only - Bidding opens **January 24, 2024** and closes
January 31, 2024 @ 2:00 p.m. Mtn. with soft close

**ON-LINE
ONLY**

151.41 ± ACRES FARMLAND

LEGAL: SE QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 50 WEST 6TH P.M.

TERMS AND CONDITIONS

Terms of Sale: 10% down at conclusion of auction, with the balance to be paid on or before **February 21, 2024**. Personal certified check and/or wire transfer 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: 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 Available

Closing: Buyer may close as soon as closing documents are prepared - No later than **February 21, 2024**.

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: Upon Close, subject to year-to-year cash lease of \$4,844.80 through 12/31/2024, 100% to buyer.

Real Estate Taxes: Taxes for 2023 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.

2022 Taxes: \$468.72

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

**REGISTER PRIOR TO AND BID AT WWW.ROCKINGXLAND.COM/AUCTIONS
(OR) WWW.ROCKINGXLAND.HIBID.COM**

***ALL BIDDERS MUST BE APPROVED BY THE AUCTIONEER PRIOR TO THE BIDDING**

Broker's Notes:
Very high quality soils
for this area.
Primarily Class II Soil
100% Base



Virgil George, Employing Broker
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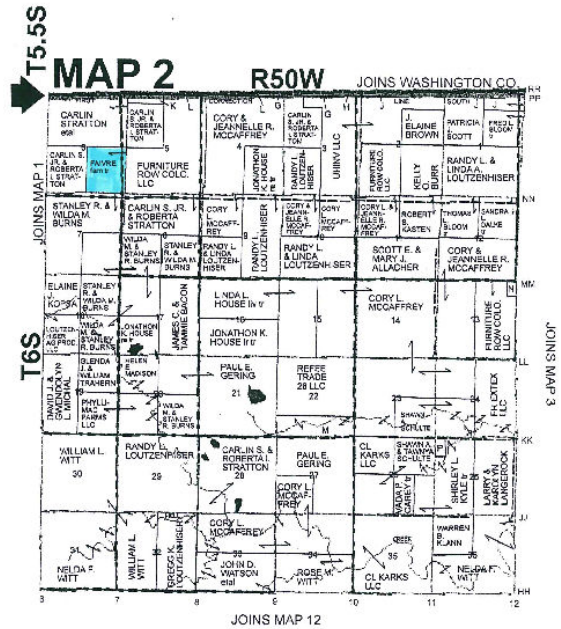
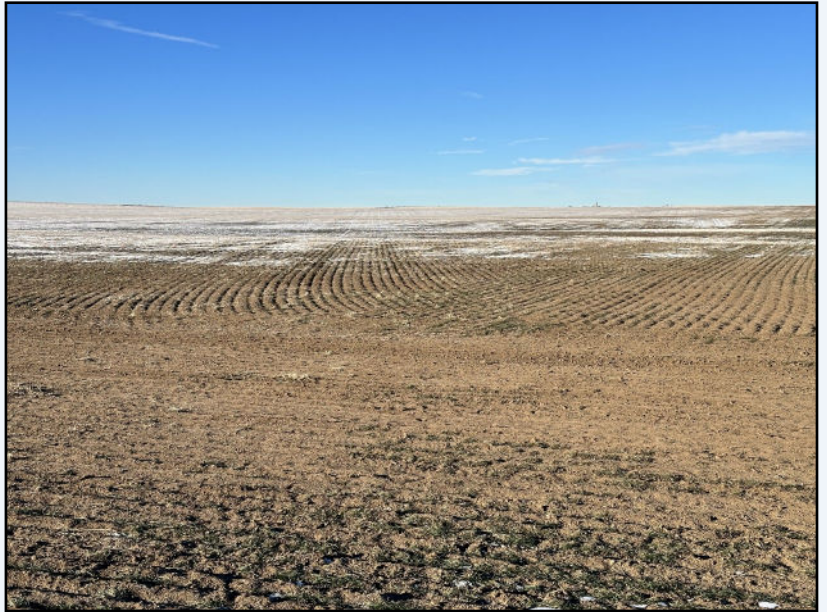
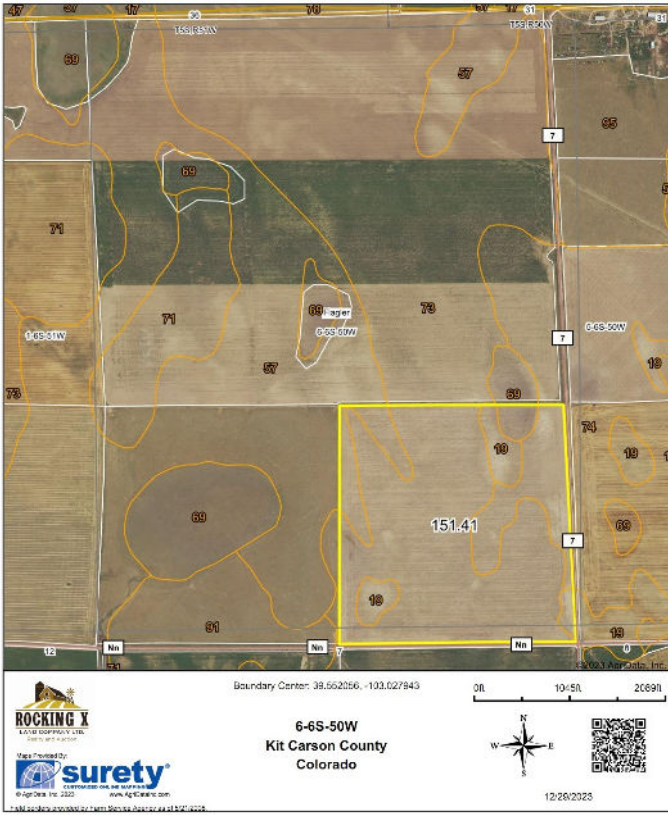
FOR ADDITIONAL INFORMATION PLEASE STOP AND SEE US.

151.41± Auction Acres in Kit Carson County, Colorado

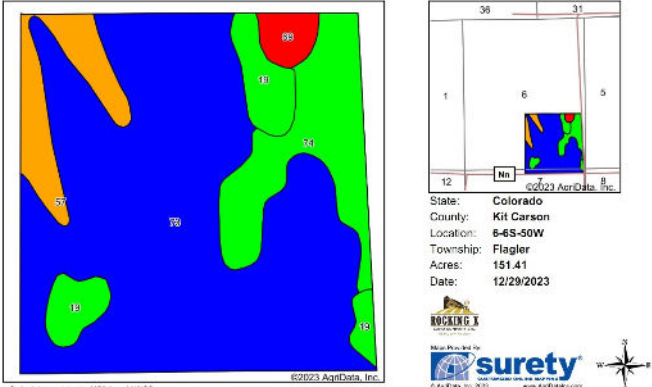
LEGAL	FARMLAND ACRES	CROPLAND ACRES	CROP	*BASE ACRES	*PLC YIELD
SE4 SECTION 6, TOWNSHIP 6 SOUTH, RANGE 50 WEST	151.41	151.41	WHEAT	100.94	58
			CORN	50.46	123
TOTAL	151.41	151.41		151.40	

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

Aerial Map



Soils Map



Soils data generated by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Soil Class Legend	Soil Class %	1st Class %	Grain production Bu
73	Richfield silty clay loam, 0 to 2 percent slopes	103.75	68.5%	IIIc	IIIc	IIIc	
74	Richfield silty clay loam, silty, 0 to 2 percent slopes, washed	21.28	14.1%	IIIa	IIIa	IIIa	37
19	Colby silty clay loam, dry, 1 to 3 percent slopes	11.43	7.5%	IIIe	IIIe	IIIe	23
67	Hanna Colby-Veal silt loam, 3 to 6 percent slopes	11.00	7.3%	IIIe	IIIe	IIIe	
69	Prescott silty clay loam, 0 to 1 percent slopes, occasionally ponded	3.98	2.6%	VIIa	VIIa	VIIa	
Weighted Average					2.45	2.31	6.9

*c: Using Capabilities Class Dominant Condition Approximation Method

Directions to the Property

North of Flagler on Ruffner Ave to CR V, then East to Rd 6, then 10 miles North to CR FF, then 1 mile East to CR 7, then 7 miles North to SE corner of property

Signs will be posted.