

# ON-LINE LAND AUCTION

Marion Brouwer

Online Only Bidding opens **April 23, 2025 @ 8:00 a.m. Mtn.**  
and closes **April 25, 2025 @ 2:00 p.m. Mtn.** with soft close

**640± ASSESSED ACRES**

**LEGAL: ALL SECTION 13, TOWNSHIP 8 SOUTH, RANGE 51 WEST - SELLING IN TWO LOTS**

**LOT #1 - N2 SECTION 13 -T8S - R51W**

**LOT #2 - S2 SECTION 13 -T8S - T51W**

## TERMS AND CONDITIONS

**Bidding to open:** *April 23, 2025 @ 8 AM MTN* and shall not end prior *to April 25, 2025 @ 2:00 PM MTN* 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 **May 22, 2025**. 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:** None

**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:** 100% of owned minerals will pass with surface.

**Closing:** Buyer may close as soon as closing documents are prepared - No later than **May 22, 2025**.

**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.

**Crops:** Buyer receives 100% of 206.26 acres 2025 growing wheat Lot #1. Buyer will be responsible for crop insurance premium and transfer fee.

**Possession:** At acceptance of auction and deposit of earnest money on the Farm-land and upon delivery of deed on Lot #2.

**Real Estate Taxes:** Taxes for 2025 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.

**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.

**Survey:** Seller will not provide survey should lots sell separately, lots transfer with legal description only.

**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.

**2023 Taxes:** Lot #1 \$759.00 Lot #2 \$759.00 (Estimated)

**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.HIBID.COM](http://WWW.ROCKINGXLAND.HIBID.COM)**

**AUCTIONEER RECOMMENDS REGISTERING PRIOR TO OPENING OF AUCTION**

**\*ALL BIDDERS MUST BE APPROVED BY THE AUCTIONEER PRIOR TO THE AUCTION**



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Scan the QR Code with  
your mobile device to  
register and bid

For more information or to schedule a viewing, please contact the listing agent above.

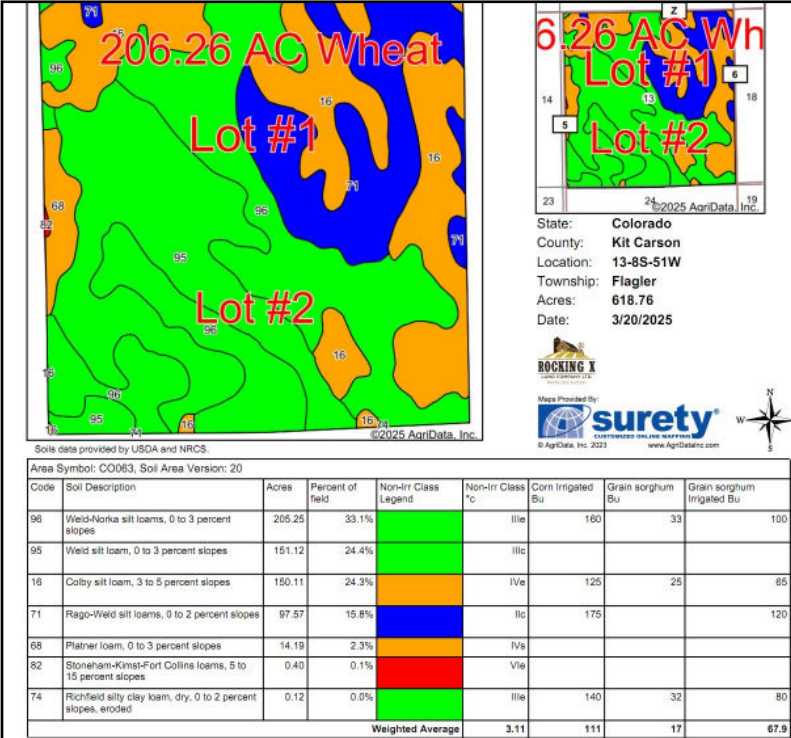


640± Assessed Acres in Kit Carson County, Colorado

LEGAL	Auction Acres	Cropland Acres	2025 Wheat Acres	*Wheat Base Acres	*PLC Yield	*Corn Base Acres	*PLC Yield	2023 Taxes
Lot #1 - N2 13-T8S-R51W	310	309.42	206.26	104.91	39	78.69	123	\$759
Lot #2 - S2 13-T8S-R51W	310	309.42		104.91	39	78.69	123	\$759
Total	620	618.84	206.26	209.82		157.38		\$1518

\*FSA designation at the time of listing.

Broker’s Notes: Marion has always been a believer in nutrients and weed control. With the moisture in the area the buyers should have a great start for spring crops.



Direction to Property  
From Flagler, North 3 miles on  
CR 5 to SW corner of property  
Signs will be posted.

Scan the QR Code with  
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register and bid

