

ON-LINE LAND AUCTION

Furniture Row Colorado LLC

Online Only bidding opens **May 13, 2025 @ 8:00 A.M. MTN.**
and closes **May 15, 2025 @ 2:00 P.M. MTN.** with soft close

3,793 ± ASSESSED ACRES FARMLAND

SELLING IN 13 LOTS IN KIT CARSON & WASHINGTON COUNTY

LOCATED IN TOWNSHIPS 5, 6 & 7 SOUTH, RANGE 50 WEST 6TH P.M.

& TOWNSHIPS 5, 5.5 & 6 SOUTH, RANGE 49 WEST 6TH P.M.

TERMS AND CONDITIONS

Bidding to open: *May 13, 2025 @ 8 AM MTN* and shall not end prior to *May 15, 2025 @ 2:00 PM MTN* with soft close. Register to bid at www.rockingxland.hibid.com. Auctioneer recommends registering prior to open of bidding.

Terms of Sale: 15% down at conclusion of auction, with the balance to be paid on or before *June 25, 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.

No Buyer (s) Premium

Manner of Sale: Tracts will be auctioned individually only. Auction procedure and increments of bidding to be determined by auction company. **Soft close at conclusion of auction.**

Mineral Rights: Seller reserves 100% of owned mineral rights perpetually.

Closing: Buyer may close as soon as closing documents are prepared - No later than *June 25 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: 100% of the growing wheat to buyer. Buyer is responsible for insurance premium.

Possession: Right of Ingress & Egress to buyer with signed contract and deposit of earnest money. Possession @ closing

Real Estate Taxes: Taxes for 2025 will be 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 subject to seller acceptance. 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 on the auction website. Final base will be finalized by the Farm Service Agency.

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.

Estimated 2024 Taxes: \$8,200

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**

AUCTIONEER RECOMMENDS REGISTERING PRIOR TO OPEN OF BIDDING

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



Virgil George, Employing Broker
1510 Rose Avenue, Burlington, Colorado 80807
[O] (719) 346-5420 [M] (719) 349-1966
[F] (719) 346-5186
vg@rxl.land
www.rockingxland.com



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

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

3,706± Dryland Acres in Kit Carson & Washington County, CO

LOT#	LEGAL DESCRIPTION	COUNTY	ASSESSED ACRES	DRYLAND ACRES	*PLC WHEAT BASE ACRES &YIELD	*PLC CORN BASE ACRES &YIELD	2025 WHEAT ACRES	2024/25 TAXES
LOT #1	SW4 Section 28 - T5S - R50W	Washington	160	160.39	88.17/34	20.59/132	160.39	\$286.56
LOT #2	W2 Section 33 - T5S - R50W	Washington	320	325.44	178.84/34	41.76/132	325.44	\$556.00
LOT #3	S2, Lots 1-2 & NE4 Section 5 -T6S - R50W	Kit Carson	244	251.07	139.22/34	32.51/132	251.07	\$577.18
LOT #4	S2 Section 5 - T6S - R50W	Kit Carson	295	303.48	168.29/34	39.29/132	303.48	\$697.82
LOT #5	NW4 & Lots 1-4 Section 2 T6S-R50W	Kit Carson	374	309.01	159.17/39	19.99/70	309.10	\$870.80
LOT #6	SW4 Section 2 - T6S - R50W	Kit Carson	160	159.28	87.50/34	20.43/34	159.28	\$421.48
LOT #7	N2 Section 11 - T7S - T50W	Kit Carson	320	312.1	145.82/31	19.99/70	0.00	\$682.00
LOT #8	S2 Section 11 - T7S - R50W	Kit Carson	320	272.95	127.53/31	17.48/70	0.00	\$682.00
LOT #9	E2 Section 24 - T6S - R50W	Kit Carson	320	324.03	178.01/34	41.56/132	324.03	\$822.36
LOT #10	NW4 Section 17 - T6S - R49W	Kit Carson	160	156.59	86/34	20.08/132	156.59	\$441.16
LOT #11	SW4 Section 4 - T6S - R49W	Kit Carson	160	157.95	86.84/34	20.28/132	157.95	\$441.16
LOT #12	W2 & NE4 & LOT 3-4 KCC Section 34 - T5 & T5.5S - R49W	Washington	480	492.87	268.13/31	N/A	492.87	\$876.72
LOT #13	W2 & SE4 Section 27 - T5S - R49W	Washington	480	480.98	261.67/31	N/A	480.98	\$821.00
TOTAL			3,793	3,706.14			3,121.18	\$8,176.24

*FSA designation at the time of listing.

Overview Map



Broker's Note:

Generational opportunity for excellent farmland with good base/yield.

No green energy lease in place.

100% of growing wheat to buyers, premium paid by buyer.

Directions to Properties:

North of Seibert on Hwy 59
15 to 20 miles.

Refer to interactive map or map on auction platform.

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

