

# ONLINE AUCTION

480+/- Acres • Elbert County, Colorado

## HIGHLIGHTS:

- Nice, rolling farm land
- Wind lease in place
- Located approximately 50 miles northeast of Colorado Springs

L-2200584-01

Online bidding starts Monday, November 21, 2022, at 8:00 AM MT.  
Bidding closes Thursday, December 1, 2022 at 2:00 PM MT.

To Register and Bid on this Auction, go to: [www.fncbid.com](http://www.fncbid.com)



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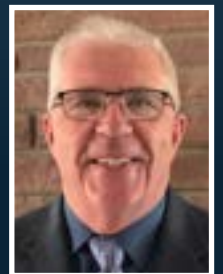
For additional information, please contact:

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# Property Information

## Property Location:

12 miles east of Simla on Highway 24 to County Road 169, then south 8 1/2 miles, then 1 mile west.

## Legal Description:

The N 1/2 and the SW 1/4 of Sec 32, T11, R58, Elbert County, Colorado.

## Property Description:

Rolling farm land, wind energy in the area with the front range area less than an hour away. Approximately nine acres of native grass and the rest is cropland.

## FSA Farm Data:

Cropland	477.15 acres
Pasture	<u>9.05 acres</u>
Total FSA	486.2 acres

## FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Wheat	116.2 acres	23 bushels
Corn	40.79 acres	45 bushels
Sunflowers	58.71 acres	755 pounds

## 2021 Taxes:

\$755.44

## Agent Comments:

Phone bids may be accepted with prior approval and registration. Contact the agent for further information.

## Property Location Map



## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BtD	Bresser-Truckton-Blakeland complex, 3 to 9 percent slopes	247.07	50.44	0	26	4e
WaB	Weld loam, 1 to 3 percent slopes	162.75	33.23	0	37	3c
AnB	Ascalon sandy loam, 0 to 3 percent slopes	43.48	8.88	0	23	4c
BnC	Bresser sandy loam, cool, 3 to 5 percent slopes	11.54	2.36	0	32	4s
Sa	Sandy alluvial land	9.88	2.02	0	-	6w
SnE	Stoneham sandy loam, 5 to 18 percent slopes	6.1	1.25	0	23	6e
SmB	Stoneham loam, 1 to 3 percent slopes	4.63	0.95	0	27	6e
AnD	Ascalon sandy loam, 5 to 9 percent slopes	4.18	0.85	0	28	4c
BIB	Bresser sandy loam, cool, 0 to 3 percent slopes	0.17	0.03	0	30	4c
TOTALS		489.82(*)	100%	-	29.0	3.75



# AUCTION TERMS

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes will be prorated to closing.

**Conditions:** This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

**Possession:** Possession will be granted at closing on or about January 3, 2023 or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Elbert County Abstract & Title Co..

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Elbert County Abstract & Title Co. the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on or about January 3, 2023 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Elbert County Abstract & Title Co.

**Sale Method:** The real estate will be offered as one individual tract. All bids are open for advancement **starting Monday, November 21, 2022 at 8:00 AM MT until Thursday, December 1, 2022 at 2:00 PM MT**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within 10 minutes of the auction ending will automatically extend the auction for 10 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 10 minute time frame. All decisions of Farmers National Company are final.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Seller:** Charlene A Gernon Revocable Trust Dated August 6, 2009, Charlene A Gernon Trustee

## Online Bidding Procedure:

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**[www.fnccbid.com](http://www.fnccbid.com)**

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All bids on the tract will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

**Server and Software Technical Issues:** In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

