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LAND AUCTION

SIMULCAST LIVE AND ONLINE

RESERVE MINIMUM BID OF \$625 PER ACRE

480± Acres, Lincoln County, Colorado

Thursday, April 25, 2024 | 10:30 AM (Mountain Time)
Limon Community Building | 477 D Avenue, Limon, Colorado

Highlights:

- Well established, good quality dry land farm
- Located just south of Limon, Colorado
- Grain markets nearby



For additional information, please contact:

Dustin Unruh, Agent | (620) 482-0898
DUnruh@FarmersNational.com



Mark Callender, AFM, Agent | (620) 397-3691
MCallender@FarmersNational.com

Bidding starts | Monday, April 22, 2024, at 8:00 AM (Mountain Time)

Bidding ends | Thursday, April 25, 2024, at close of live event

To register and bid go to: www.fncbid.com

Property Information

Directions to Properties:

From Main Street in Limon, travel nine miles south on Highway 71 and three and three-quarters of a mile east on County Road 2W. One mile south on County Road 24 brings you to the northeast corner of Tract 1. From the southeast corner of Tract 1, go two miles south on County Road 24 and four miles east on County Road 2S. One mile south on County Road 28 brings you to the northeast corner of Tract 2.

Property Description:

Dryland farm located south of Limon, Colorado.

Legal Descriptions:

- **Tract 1:** E 1/2 of Section 11, T11S, R56W of the 6th P.M.
- **Tract 2:** NE 1/4 of Section 33, T11S, R55W of the 6th P.M.

FSA Information:

• Tract 1:

	<u>Base</u>	<u>Yield</u>
Wheat	194.80 acres	28 bushels

• Tract 2:

	<u>Base</u>	<u>Yield</u>
Wheat	82.67 acres	28 bushels
Corn	14.43 acres	65 bushels

Farm Data:

• Tract 1:

Cropland	<u>320.00 acres</u>
Total	320.00 acres

• Tract 2:

Cropland	156.27 acres
Non-crop	<u>3.73 acres</u>
Total	160.00 acres

Taxes:

- **Tract 1:** \$714.28
- **Tract 2:** \$291.88

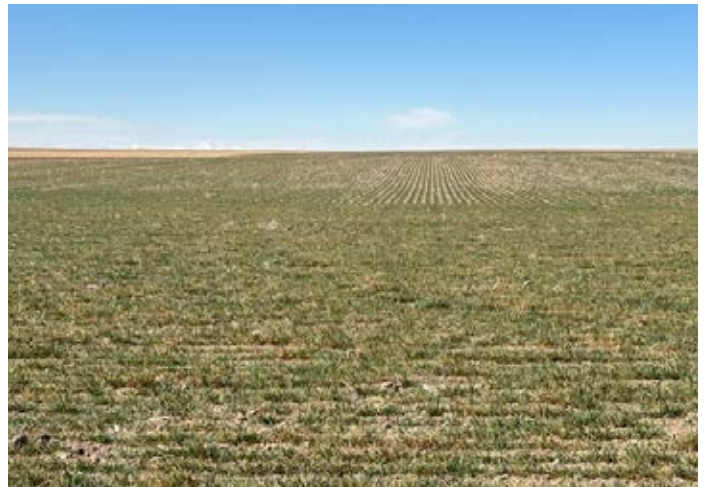
Additional Comments:

At closing, following the 2024 wheat harvest on the wheat acres, possession on all open acres shall go to the Buyer(s). With the Seller's written approval, it may be possible for the Buyer(s) to enter the open acres on the property prior to closing, if they want to plant a crop for fall harvest.

Tract 1



Tract 2



Tract 1 Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
109	Ascalon-Haxtun complex, 0 to 3 percent slopes	196.36	61.6	0	31	3c
173	Platner-Ascalon complex, 0 to 3 percent slopes	63.11	19.8	0	31	4c
138	Haxtun-Olnest loamy sands, 0 to 3 percent slopes	31.05	9.74	0	30	3e
172	Platner loam, 0 to 3 percent slopes	26.2	8.22	0	38	4s
103	Ascalon sandy loam, 0 to 3 percent slopes	1.89	0.59	0	23	4c
175	Rago silt loam, 0 to 2 percent slopes, rarely flooded	0.17	0.05	0	40	3c
TOTALS		318.78(*)	100%	-	31.44	3.29

Tract 1



Tract 1



Tract 2 Aerial Map



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
122	Colby-Weld silt loams, 1 to 5 percent slopes	100.6 2	65.23	0	40	6e
213	Weld silt loam, 0 to 3 percent slopes	28.64	18.57	0	48	3c
127	Fort Collins-Platner loams, 1 to 5 percent slopes	22.77	14.76	0	35	4e
172	Platner loam, 0 to 3 percent slopes	2.22	1.44	0	38	4s
TOTALS		154.2 5(*)	100%	-	40.72	5.12

Tract 2



Tract 2



Property Location



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Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock

Simulcast 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 May 28, 2024, 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 Hedlund Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Hedlund Title 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 paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on or about May 28, 2024, 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 Hedlund Title.

Sale Method: The real estate will be offered in two individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Land Auction with reserve minimum bid of \$625 per acre.

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: Shirley Johnson Revocable Trust (May 28, 1998)

Auctioneer: Tyler Ambrose

Online Simulcast Bidding Procedure: The online bidding begins on Monday, April 22, 2024, at 8:00 AM (Mountain Time). Bidding will be simultaneous with the live auction on Thursday, April 25, 2023, at 10:30 AM (Mountain Time), with bidding concluding at the end of the live auction.

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

To register and bid on this auction go to: www.fncbid.com

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.