

ONLINE LAND AUCTION

**1029.65 +/- EXPIRED CRP & CRP ACRES
WASHINGTON COUNTY, CO**

Bidding Opens September 4, 2018 @ 8:00 am MT

Bidding Closes September 11, 2018 @ 11:00 am MT



RYAN NIEBUR, Listing Agent, 719.342.2711

DAN SLINGER, Auction Clerk

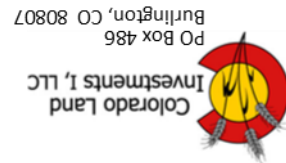
719.346.8661 OFFICE

230 14th St, Burlington, CO 80807

www.cololand.com

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CHANGE SERVICE REQUESTED



**Show Date:
August 29th
@ 10:00 am.**

**Meet in Anton at
the intersection of
HWY 36 & HWY 63.**



SELLER: PLATTNER/ROBERTS/TASKER

OVERVIEW: The “Plattner Family Auction” is offering 1029.65 +/- acres of Colorado land for sale at auction. The “Plattner Family Auction” property includes 469.63 +/- acres of Expired CRP and 560.02 +/- acres of CRP.

LAND LOCATION: Located in Washington County, CO, in the Anton area. **SIGNS WILL BE POSTED.**

CROPS: No growing crops.

CLOSING: Date of closing will be on or before October 11, 2018.

POSSESSION: At closing.

REAL ESTATE TAXES: Seller will pay for 2017 taxes and prior years. Taxes for 2018 will be prorated to the date of closing.

MINERAL RIGHTS: Seller will retain all mineral rights they own on the subject property.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries.

TRACT 1: SE4 34/SW4 35-3S-53W

TRACT 2: SW4 10-4S-53W

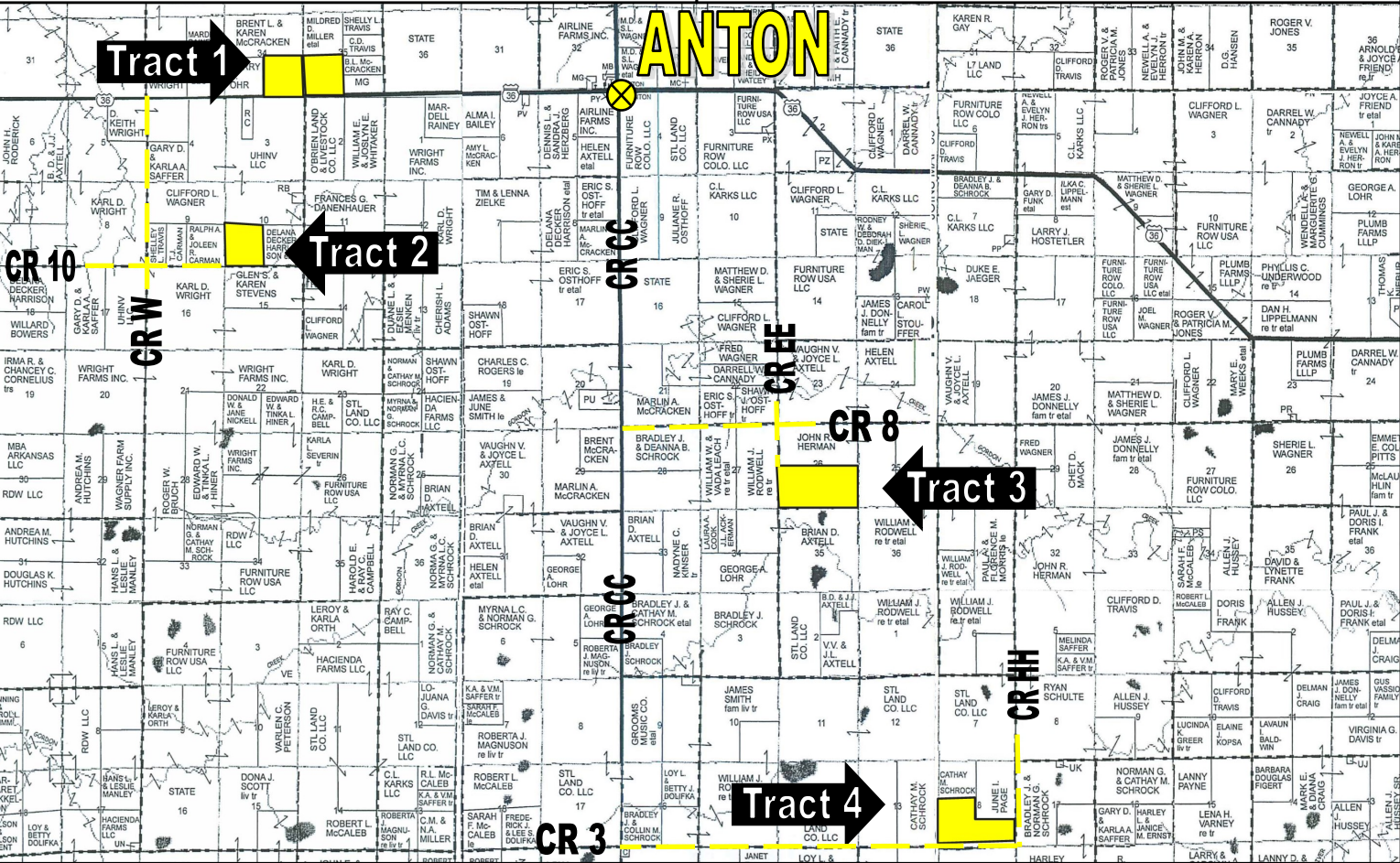
TRACT 3: S2 26-4S-52W

TRACT 4: SW4 & S2SE4 18-5S-51W

PROPERTY CONDITION: The prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions. The property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

EVIDENCE OF TITLE: Seller will provide Title Insurance to the Buyer(s) in the amount of the purchase price, Seller will pay the premium. The closing fees will be split 50/50 between Seller and Buyer(s).

ACREAGES: All stated acreages in the initial brochure, “Detail Brochure”, are approximate and are obtained from aerial photos from the FSA office. The county tax records may indicate different acreages and no warranty is expressed or implied as to exact acreages of the property. All bids are for the total tract 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.



FSA/CRP INFORMATION:

Tr	Expired CRP	CRP	Wheat Base/ PLC Yield	2017 Taxes
1	312.03		150.6/32	\$1,377.84
2	157.6		76.9/32	\$441.64
3		315.89		\$544.24
4		244.13		\$402.72
TOTAL	469.63	560.02		\$2,766.44

Tr	CRP Acres	Expiration	\$/Acre	Annual Payment
3	315.89	9/30/2022	\$24.50	\$7,740.00
4	244.13	9/30/2022	\$26.71	\$6,522.00

Note: Any future FSA payments will follow the crops and will be paid pursuant to FSA regulations.

SALE TERMS/PROCEDURES: The “Plattner Family Auction” is an online only auction that will be sold **SUBJECT TO SELLER’S CONFIRMATION.** The “Plattner Family Auction” will be offered in four tracts. Please visit www.cololand.com to view the tract combinations that will be sold. Competitive bids will determine the outcome of the auction. Seller reserves the right to accept or reject any and all bids. Bids will be taken for total purchase price not price per acre. Bidding will begin @ 8:00 am MT on September 4, 2018. The auction will “soft close” @ 11:00 am MT on September 11, 2018. Bidding will continue in 5 minute increments until 5 minutes have passed with no new bids. Immediately following the closing of the auction, the highest bidder(s) will sign Broker Disclosure and will enter into and sign a Colorado Contract to Buy & Sell Real Estate (Land) for the amount of the bid. Required earnest money deposit to be in the form of a personal, business, or corporate check for 10% of the purchase price which is due upon signing of the contract and to be deposited with Washington County Title Co. Purchase contract will not be contingent upon financing. Terms and conditions of the “Detail Brochure” and announcements shall be incorporated and made a part of the Contract to Buy & Sell Real Estate (Land).

BIDDER REQUIREMENTS: Potential bidders must register to bid at this auction through our website or the **Colorado Land app**. This app is available on our website www.cololand.com. You may also download this app from Google Play or the Apple App Store on your mobile devices. Your registration must be approved by **Colorado Land Investments** before you can bid. You must review and agree to the detailed terms and conditions during the registration process and provide **Colorado Land Investments** verification of available funds to purchase the property and/or bank loan approval letter with no contingencies. **Proxy bidding and bid by phone is available, please contact the office to get that set up.**

ANNOUNCEMENT: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. **Colorado Land Investments** and the Seller assumes no responsibility for the omissions, corrections or withdrawals. The location maps are not intended as a survey and are for general location purposes only. **Colorado Land Investments** and all other agents of Brokerage are or will be acting as a Seller’s Agent. **Colorado Land Investments** reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidding increments are at the discretion of the Broker.

NO BUYERS PREMIUM