

COLORADO LAND AUCTION

2,595[±] ACRES

Offered in 6 Tracts
& Combinations



*Eastern
Colorado*
FARM &
RANCH

17TH

MAY 2018

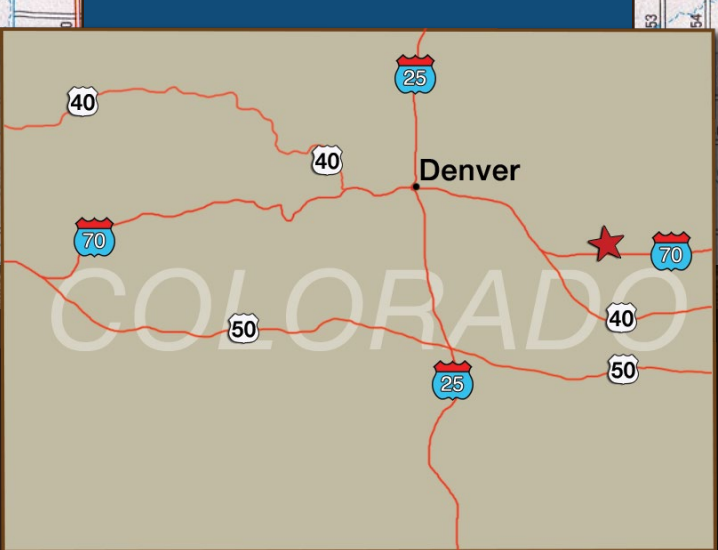
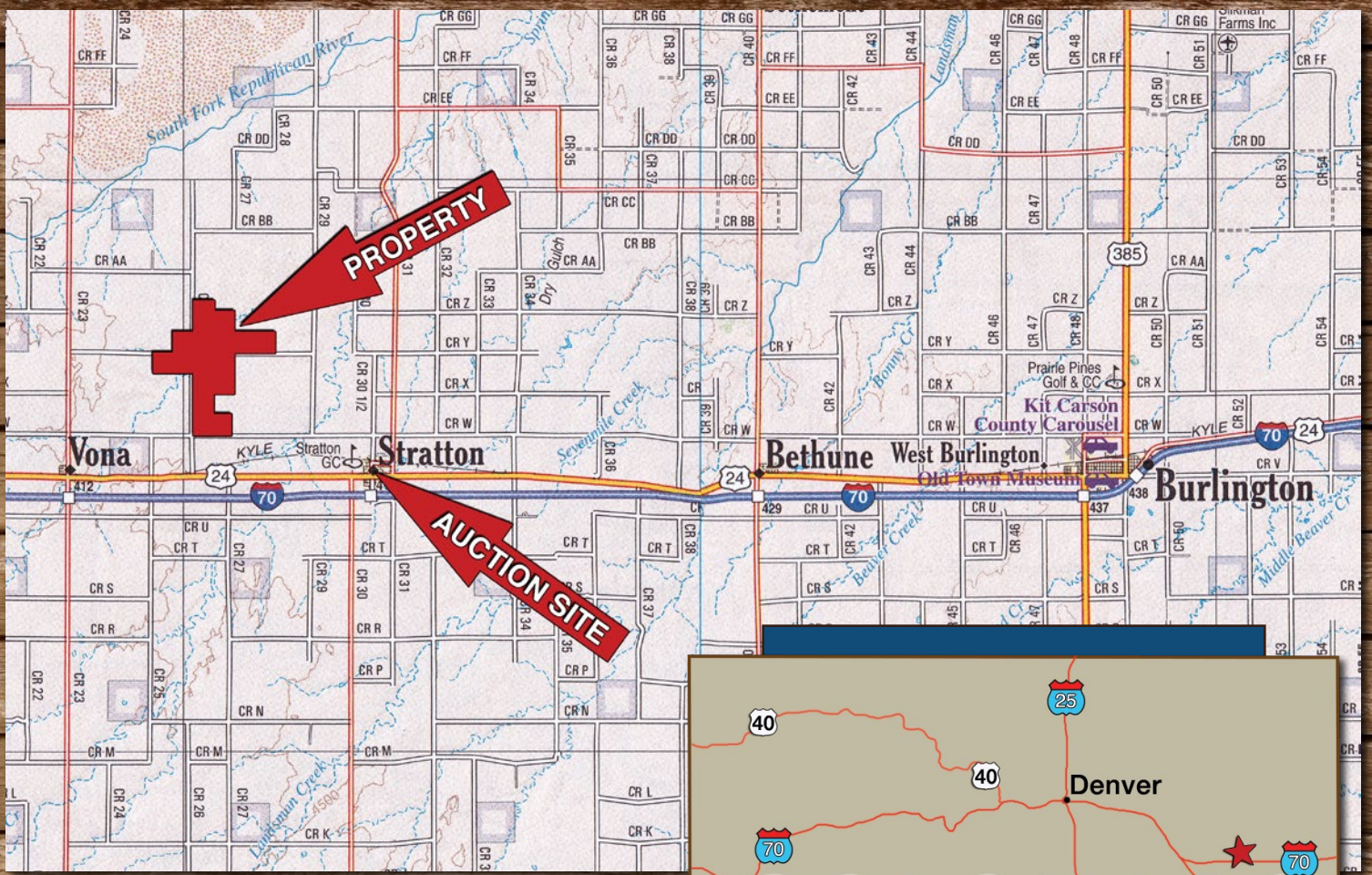
10AM MT

STRATTON ACTIVITY CENTER

Kit Carson County



HALL AND HALL[®]



AUCTION LOCATION:
 Stratton Activity Center
 918 Colorado Ave., Stratton, CO

INFORMATION DATE:
 THURSDAY, MAY 3RD • 10AM - 12 NOON
 WEDNESDAY, MAY 16TH • 2PM - 4PM
 Held at Tract 5

Please stop by to meet a Hall and Hall representative for property information and to learn more about the auction process.

- Distances from Tracts 1-6 to:**
- Vona: 6 Miles
 - Stratton: 7.5 Miles
 - Burlington: 25.5 Miles
 - Denver: 140 Miles
 - Colorado Springs: 125 Miles



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The Ranch, located on the rolling plains of Eastern Colorado, consists of 2,595+/- acres of quality grassland, dryland farm ground and country home with improvements. The ranch provides a buyer with the opportunity to add to an existing operation or to secure a startup farm/ranch that fits their needs. The area boasts a number of quality farmers and ranchers which gives the investment buyer confidence in securing a trustworthy operator. Join us May 17th for your chance to bid on this quality property!

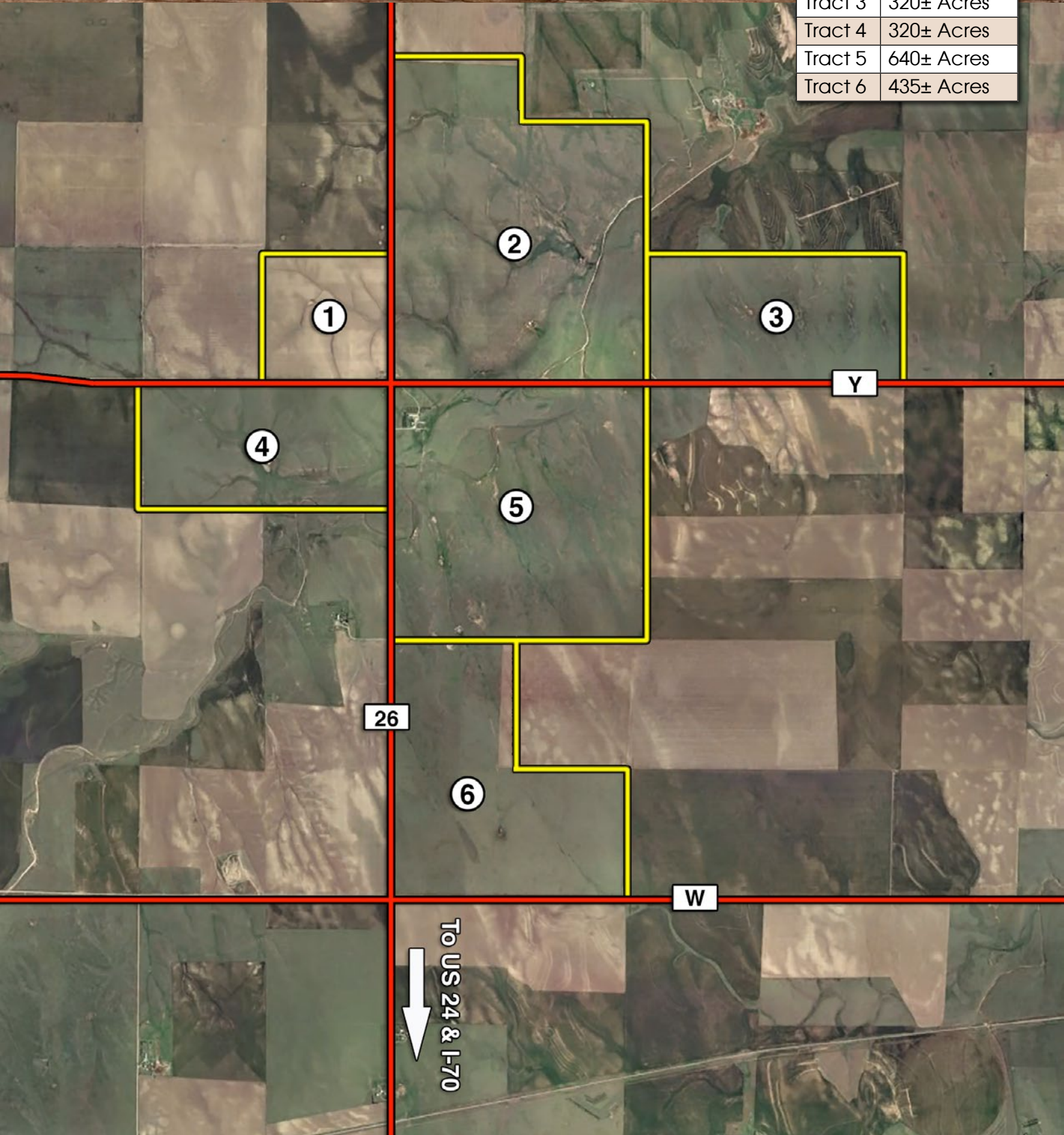
PROPERTY FEATURES:

- 2,595± Total Acres
- 160± Acres of Dryland
- 2,435± Acres of Grass
- Home with Ample Working Facilities
Shops, barns, corrals, & grain bins
- Multiple Wells
- Multiple Working Corrals with Water Tanks

2,595± ACRES

Offered in 6 Tracts & Combinations

TRACTS	ACRES
Tract 1	160± Acres
Tract 2	720± Acres
Tract 3	320± Acres
Tract 4	320± Acres
Tract 5	640± Acres
Tract 6	435± Acres





Tract 1



Tract 3



Tract 5



Tract 5



Tract 5



Tract 5



Tract 6



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LAND
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SUMMARY OF TERMS:

- A 4% buyer's premium will be added to the final bid price(s) to determine the total contract price(s).
- A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders.
- The property is being sold "AS IS, WHERE IS" and without any contingencies including financing.
- Closing will be set 30 days from the auction date or as soon thereafter as closing documents are available.
- The sale will be subject to court approval and subject to any omissions, prior sales or withdrawals by the court.
- Broker participation is available.



Scott Shuman Broker # 100006199



HALL AND HALL

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