

LAND AUCTION

642.71 +/- CRP & CROPLAND ACRES
WASHINGTON COUNTY, CO - ONLINE ONLY AUCTION

Bidding Opens April 1, 2019 @ 8:00 am MT
Bidding Closes April 4, 2019 @ 11:00 am MT

**GREAT
RECREATIONAL
PROPERTY**



Colorado Land
Investments I, LLC

CARY SCHLOSSER - Listing Agent - 719-349-0478

DAN SLINGER, Auction Clerk

719-346-8661 OFFICE

230 14th St, Burlington, CO 80807

www.cololand.com

www.cololand.com

Driven by Integrity, Guided by Experience

SELLER: CHRISTINE A. GRAVESEN

OVERVIEW: The "Christine A. Gravesen Auction" is offering 642.71 +/- acres of Colorado land for sale at auction. The "Christine A. Gravesen Auction" property includes 589.4 +/- acres of CRP, 25 +/- acres of DCP Cropland and 28.3 +/- Non-Cropland.

LAND LOCATION: Located in Washington County, Colorado, from Last Chance take HWY 36 4 miles East to CR L. Turn North onto CR L and go 2 miles to CR 14. (See map for property location). **SIGNS WILL BE POSTED.**

CROPS: No growing crops.

CLOSING: Date of closing will be on or before May 4, 2019.

POSSESSION: At closing.

REAL ESTATE TAXES: Seller will pay for 2018 taxes and prior years. Taxes for 2019 will be prorated to the date of closing.

MINERAL RIGHTS: Seller to convey all OWNED mineral rights to the Buyer (s). **Approximately 280 mineral acres will convey to Buyer (s).**

WATER RIGHTS: Seller to convey all water rights appurtenant to the property. Note: No existing stock wells at this time.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. In addition, the property is subject to a 30' easement along the southern border.

LEGAL DESCRIPTIONS:

TRACT #1: ALL OF SECTION 21-3S-55W

FSA/CRP INFORMATION: CRP Acres - 589.4
Cropland Acres - 25
Non-Cropland Acres - 28.3

CRP Information:

TRACT	CRP ACRES	EXPIRATION	\$/ACRE	ANNUAL PAYMENT
1	589.4	9/30/2019	\$25.89	\$15,259.50

FSA Information:

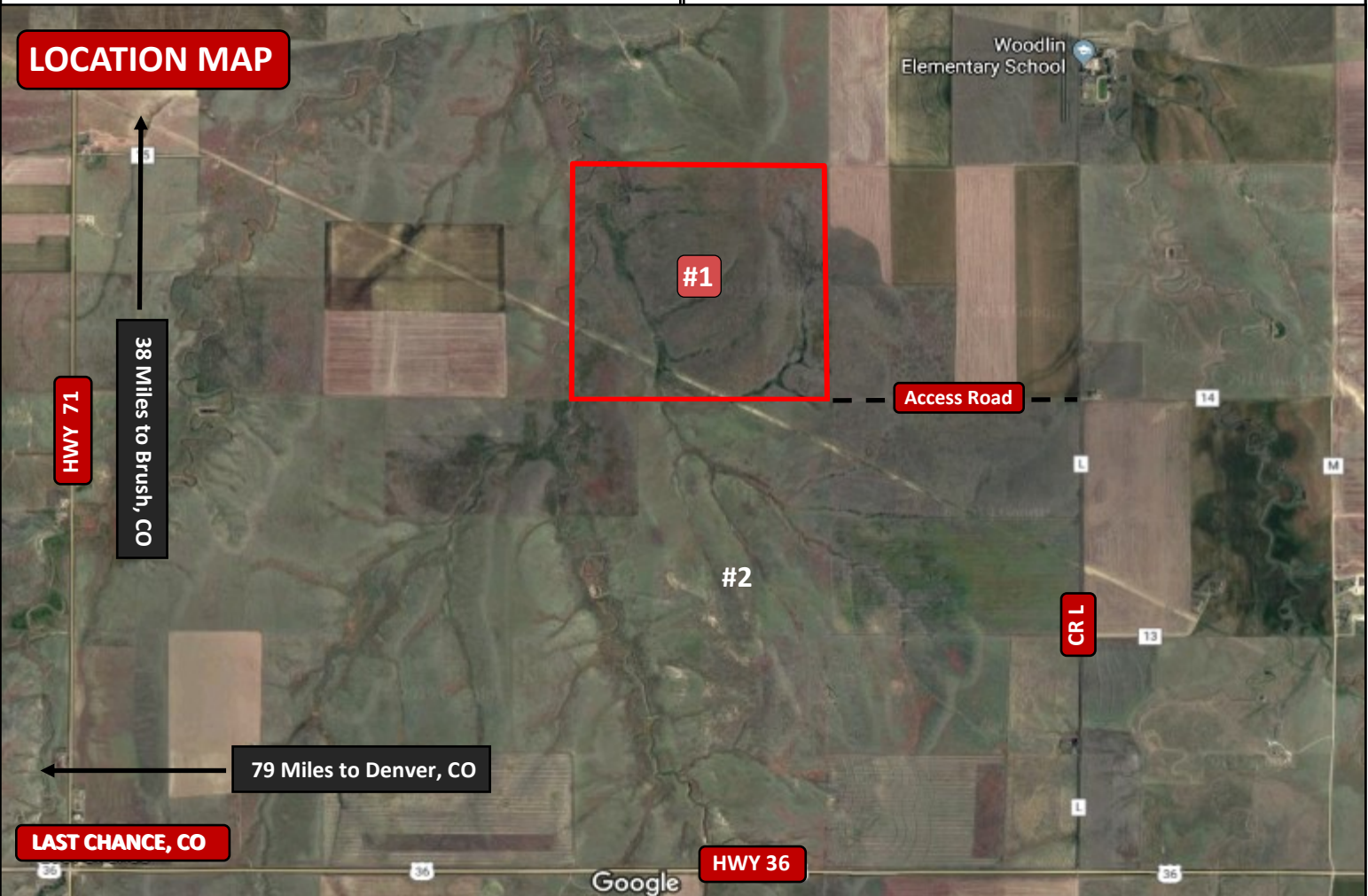
TRACT	CRP ACRES	DCP CROPLAND	WHEAT BASE/ PLC YLD	TOTAL BASE	2018 TAXES
1	589.4	25	20.1/29	20.1	\$1,078.20

CRP: The Buyer (s) shall assume the CRP Contract and hold the Seller harmless from any default by the Buyer (s) under the contract. The Seller certifies that the CRP Contract is in compliance and **all of the 2019 CRP payment will convey to the Buyer (s).**

NOXIOUS WEEDS: There may be areas infested by noxious weeds. The location of and the density of noxious weeds is unknown at this time.



LOCATION MAP



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 with premium and closing fee to be split 50/50 between Seller and Buyer (s).

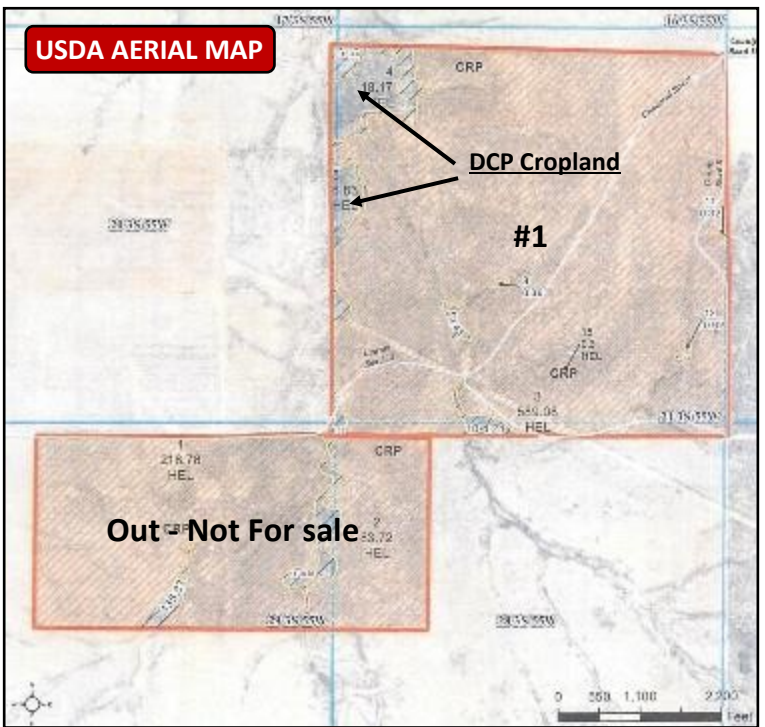
SALE TERMS/PROCEDURES: The "Christine A. Gravesen Auction" is an online only auction that will be sold **SUBJECT TO SELLER'S CONFIRMATION**. The "Christine A. Gravesen Auction" will be offered as one tract only. Competitive bids will determine the outcome of the auction. Seller reserves the right to 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 April 1, 2019. The auction will "soft close" @ 11:00 am MT on April 4, 2019. 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 earned 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 **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 bidding by phone is available, please contact the office to get set up.

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 property. All bids are for the total parcel 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.

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 Broker are or will be acting as a Seller's Agent. Colorado Land Investments does not offer broker participation for the "Christine A. Gravesen Auction". 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



LAND AUCTION

WASHINGTON COUNTY, CO - ONLINE ONLY AUCTION

642.71 +/- CRP & Cropland Acres

Bidding Opens April 1, 2019 @ 8:00 am MT

Bidding Closes April 4, 2019 @ 11:00 am MT

Show Date: March 26th @ 10:00 am.

Will Meet in Last Chance, CO at the Intersection of Hwy 71 & Hwy 36

****Weather permitting****



Colorado Land
Investments I, LLC

PO Box 486
Burlington, CO 80807

LAND AUCTION

April 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				



Register Today @ www.cololand.com or Call (719) 346-8661