

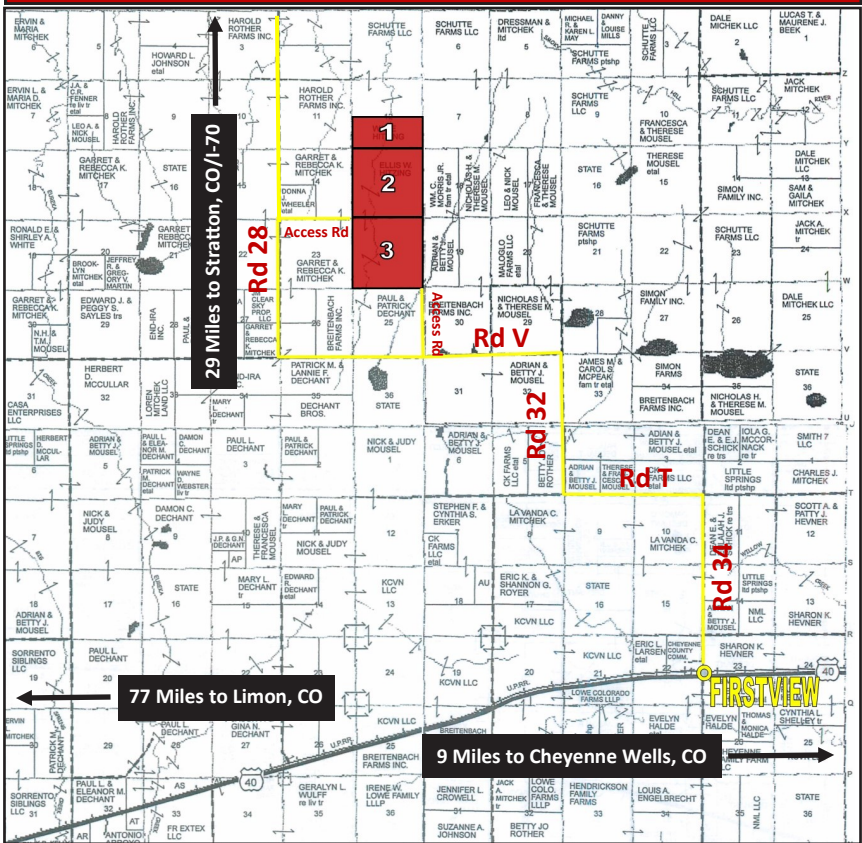
LAND AUCTION

1607.20 +/- NATIVE GRASS & CROPLAND ACRES

CHEYENNE COUNTY, CO - ONLINE ONLY AUCTION

Bidding Opens August 21, 2018 @ 8:00 am MT
Bidding Closes August 30, 2018 @ 11:00 am MT

SELLER: ELLIS W. HITZING



SALE TERMS/PROCEDURES: The “Ellis W. Hitzing Auction” is an online only auction that will be sold **SUBJECT TO SELLER’S CONFIRMATION**. The “Ellis W. Hitzing Auction” will be offered in 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 August 21, 2018. The auction will “soft close” @ 11:00 am MT on August 30, 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 Cheyenne County Abstract 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 is available, please contact the office to get that 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 “Ellis W. Hitzing 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

LEGAL DESCRIPTIONS:
TRACT #1: S2 OF SECTION 12-13S-47W
TRACT #2: ALL OF SECTION 13-13S-47W
TRACT #3: ALL OF SECTION 24-13S-47W

OVERVIEW: The “Ellis W. Hitzing Auction” is offering 1607.20 +/- acres of Colorado land for sale at auction. The “Ellis W. Hitzing Auction” property includes 1227.63 +/- acres of pasture and 379.52 +/- acres of dryland. 1227.63 +/- acres is fenced pasture with a new submersible livestock well with a solar pump, 20’ tank and 379.52 +/- cropland acres of wheat stubble.

LAND LOCATION: Located in Cheyenne County, Colorado, this property is located 14.5 miles northwest of Firstview, CO and 29 miles South of Stratton, CO (See map for property location). **SIGNS WILL BE POSTED.**

CROPS: No growing crops. Grassland has not been grazed in 2018, will make excellent pastureland. The 2018 wheat crop averaged 45 bushels per acre.

CLOSING: Date of closing will be on or before September 27, 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. (See chart below for 2017 tax amounts)

WATER/MINERAL RIGHTS: Seller to convey all water rights appurtenant to the property and all OWNED mineral rights to the Buyer(s). **Approximately 963.8 mineral acres will convey to Buyer(s).**

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

FSA INFORMATION: Grassland Acres - 1227.63
Cropland Acres - 379.52

TRACTS	AUCTION ACRES	CROPLAND ACRES	NATIVE GRASS ACRES	WHEAT BASE/PLC YLD	CORN BASE/PLC YLD	TOTAL BASE	2017 TAXES
1	325.35	118.75	206.6	43.7/36	43.7/61	87.4	\$263.24
2	640.67	152.08	488.59	55.95/36	55.95/61	111.9	\$212.48
3	641.13	108.69	532.44	40/36	40/61	80	\$338.96

Note: Any future FSA payments will follow the crops and will be paid pursuant to FSA regulations. Corn is enrolled in ARC-County and Wheat in PLC.

PROPERTY CONDITION: The prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to full inspect the property, its condition, and to rely on their own conclusions and 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).



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