

**Online  
Only**

## LAND AUCTION

Marvin & Gene Thaller Farmland

Online Only - Bidding opens **March 20** and closes **March 26**

**334± ACRES FARMLAND**

**LEGAL: W2 SECTION 13 - T13S - R56W**

### TERMS AND CONDITIONS

**Bidding to open:** March 20, 2021 and shall not end prior to **March 26, 2021** with soft close. Register to bid at [www.rockingxland.hibid.com](http://www.rockingxland.hibid.com) Auctioneer recommends registering prior to open of bidding.

**Terms of Sale:** 10% down at conclusion of auction, with the balance to be paid on or before **April 27, 2021**. Cashiers check or wire checks are acceptable down payment with the final payment to be certified funds. All funds will be held by the auction company trust account. **Bidding shall not be contingent upon financing**, should financing be required it shall be arranged prior to auction.

#### **No Buyer (s) Premium**

**Manner of Sale:** Tract will be auctioned individually only . Auction procedure and increments of bidding to be determined by auction company. Bidding is not contingent upon financing; all financing shall be arranged prior to auction. **Soft close at conclusion of auction.**

**Mineral Rights:** None available

**Closing:** Buyer may close as soon as closing documents are prepared - No later than **April 27, 2021**.

**Closing Agent:** Hedlund Abstract Co. shall be the closing agent, location of closing to be 309 4th St, Hugo, CO. Closing fee shall be split 50/50.

**Possession:** Upon closing. No growing crops

**Real Estate Taxes:** Taxes for 2021 will be prorated to date of close.

**Acceptance of Bids:** Each successful bidder will be required to enter into a Colorado Real Estate Sales Contract immediately following the auction. Contract will be available for review prior to sale.

**Evidence of Title:** Seller will provide title insurance to the buyer in the amount of the purchase price. Premium to be paid by seller. Title evidence will be provided prior to sale. Title shall transfer with a special warranty deed

**Acreages:** Acreage figures are considered to be approximate and are from reliable sources based on County Assessed Acres. All FSA information is subject to change. Assessed acres may not be the same as deeded acres. No warranty is expressed or implied as to exact acreages of property. All bids are for the tracts 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.

**Inspections:** All buyers (bidders) shall be responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither seller or Rocking X Land Co. Ltd., agents of, or representatives, are making any warranties about the property either expressed or implied. Statements, while not guaranteed, are from reliable sources.

**Easements:** This sale is subject to all rights of way and easements, whether recorded or not, and to oil and gas leases of record if any.

**Estimated 2020 Taxes:** \$352.84

**Agency:** Rocking X Land Co. Ltd., its agents and representatives are the exclusive agents of the seller.

**REGISTER PRIOR TO AND BID AT [WWW.ROCKINGXLAND.HIBID.COM](http://WWW.ROCKINGXLAND.HIBID.COM)**

**\*ALL BIDDERS MUST BE APPROVED BY THE AUCTIONEER PRIOR TO THE AUCTION**

#### Broker's Notes:

Located in GMU#112  
with good population of  
Antelope.



Virgil George, Employing Broker  
1510 Rose Avenue, Burlington, Colorado 80807  
[O] (719) 346-5420 [M] (719) 349-1966  
[F] (719) 346-5186  
vg@rxl.land  
[www.rockingxland.com](http://www.rockingxland.com)

CONTACT US TODAY FOR YOUR REAL ESTATE & AUCTION NEEDS



# 334± Cropland Acres in Lincoln County, Colorado

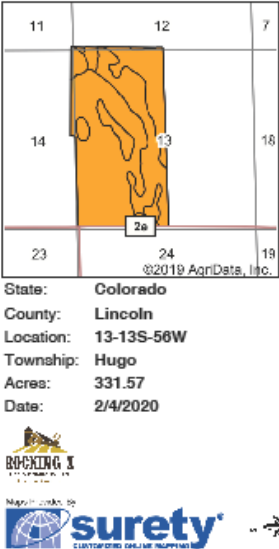
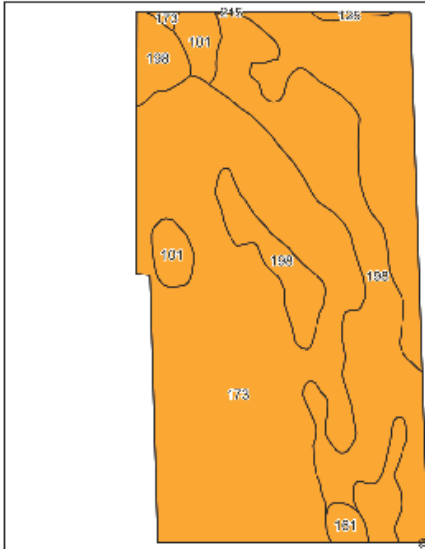
TRACT	DRYLAND ACRES	CROP	BASE ACRES	*PLC YIELD
W2 Section 13 - T13S - R56W	333.88	Wheat	207.9	27 bu.
TOTAL	333.88		207.9	

( 334 Auction Acres)

\* FSA designation at the time of listing.



Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: 00073, Soil Area Version: 17	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	Irr Class %c
173 Palmer-Arden complex, 0 to 3 percent slopes	222.74	67.2%		IVc	IIIc
198 Vona sandy loam, warm, 0 to 3 percent slopes	94.22	28.4%		IVe	IVe
101 Aplshapa clay loam, 0 to 3 percent slopes, rarely ponded	10.43	3.1%		IVw	
161 Olmest sandy loam, 0 to 3 percent slopes	3.12	0.9%		IVc	IIIc
125 Fort Collins loam, 3 to 5 percent slopes	0.99	0.3%		IVe	IVe
215 Wiley silt loam, 0 to 3 percent slopes	0.07	0.0%			IIIc

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

## Directions to Property

24.5 miles south of Limon or 4 miles north of Punkin Center on Hwy. 71 to Rd 2E then 4 miles east to SW corner of property

