

# LAND AUCTION

## COLORADO FARMLAND PHILLIPS COUNTY

- 1,917± ACRES CROPLAND (FSA)
- JUST WEST OF HOLYOKE
- (2) 30,000 BUSHEL GRAIN BINS

**1958±  
ACRES**  
OFFERED IN 5 TRACTS



 ONLINE BIDDING AVAILABLE

**SCHRADER**  
Real Estate & Auction Co., Inc.

**800.451.2709**  
Schraderauction.com

In Cooperation With: The Lund Company  
Employing Broker License #EL40046640 (John F. Lund)  
Designated Broker License #FA100004973 (James Hain)

**CUSHMAN & WAKEFIELD**

**LUND COMPANY**  
INDEPENDENTLY OWNED AND OPERATED

Held at the Phillips County Event Center - Holyoke, CO  
**SATURDAY, OCTOBER 25<sup>TH</sup> • 10AM**

**SATURDAY, OCTOBER 25<sup>TH</sup> • 10AM**

**SCHRADER**  
Real Estate & Auction Co., Inc.  
800.451.2709 • Schraderauction.com

- 1,917± ACRES CROPLAND (FSA)
- JUST WEST OF HOLYOKE
- (2) 30,000 BUSHEL GRAIN BINS

**1958±  
ACRES**  
OFFERED IN 5 TRACTS

# LAND AUCTION

## COLORADO FARMLAND PHILLIPS COUNTY

**800.451.2709**  
Schraderauction.com

OCTOBER 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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	31	



Follow Us:   

SCHRADER REAL ESTATE & AUCTION CO., INC.  
950 N. Liberty Dr., Columbia City, IN 46725  
260-244-7606 or 800-451-2709

**1958±  
ACRES**  
OFFERED IN 5 TRACTS

**SCHRADER**  
Real Estate & Auction Co., Inc.

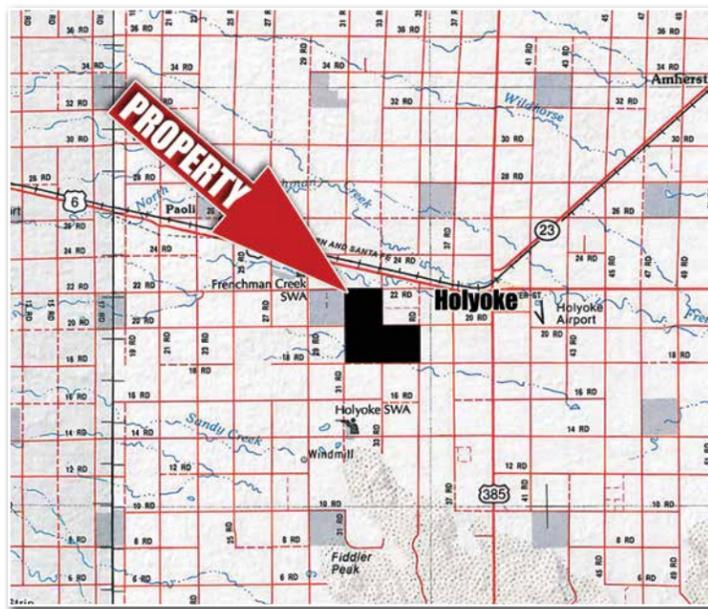
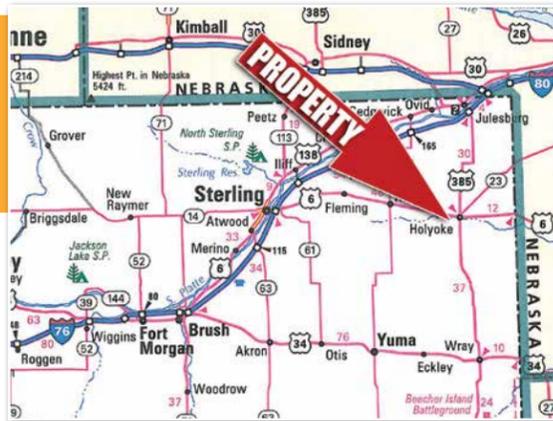
**COLORADO FARMLAND  
AUCTION**

# PHILIPS CO., COLORADO AUCTION

# 1958± ACRES

## SATURDAY, OCTOBER 25<sup>TH</sup> • 10AM

Auction Held at the Phillips County Event Center - Holyoke, CO



### AUCTION LOCATION:

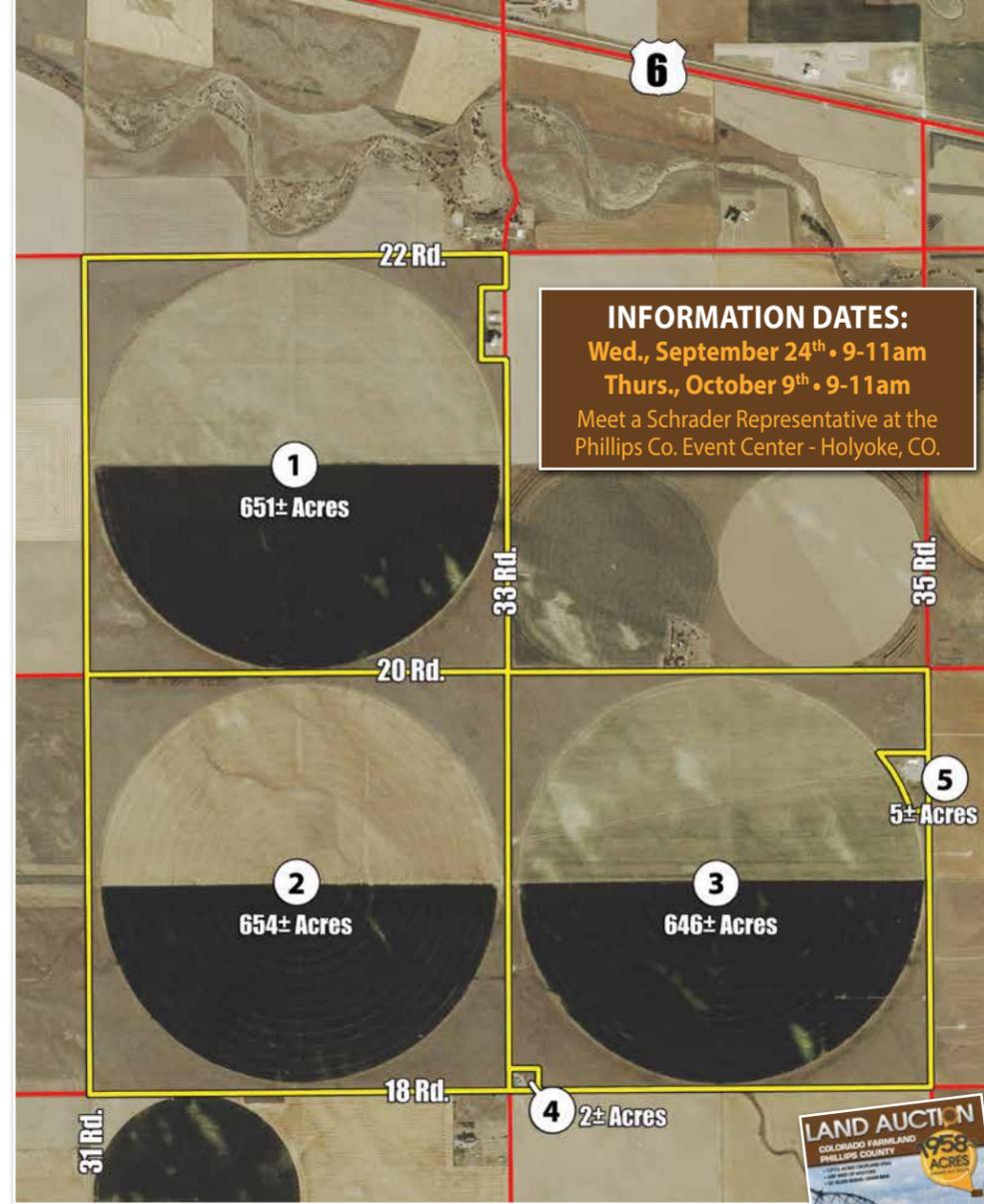
Phillips County Event Center, 22505 US Highway 385, Holyoke, CO 80734. Directions: From Holyoke 385 & 6 travel north on 385 approximately .4 miles to Fairground Rd. then turn left to auction location.

### FARM LOCATION:

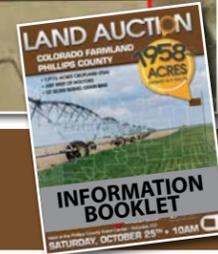
From the intersection of US 6 and US 385 in Holyoke, CO travel south on US 385 for 1 mile to CR 20. Turn west on CR 20 and travel 2 miles to the property.

### TRACT DESCRIPTIONS:

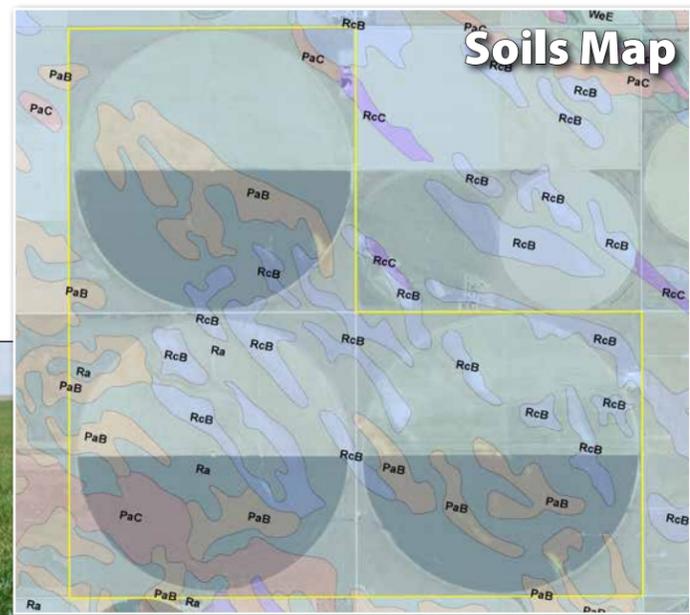
- TRACT 1: 651± acres** with 492± acres under center pivot and 150± acres of CRP. Easement access to dedicated well on Tract 3. Contact auction company relative to water rights and well easement.
- TRACT 2: 654± acres** with 458± acres under center pivot and 180± acres of CRP. Easement access to dedicated well on Tract 3. Contact auction company relative to water rights and well easement.
- TRACT 3: 646± acres** with 483± acres under center pivot and 154± acres of CRP. Contains two additional wells accessed by Tracts 1 & 2 respectively. Contact auction company relative to water rights and well access.
- TRACT 4: 2± acres**, this tract has (2) 30,000 bushel bins equipped with sweep augers and aeration fans.
- TRACT 5: 5± acres**, this tract is currently being used as a shop site with 60x100 slant wall shop with concrete floor, electrical, and loading dock.



**INFORMATION DATES:**  
**Wed., September 24<sup>th</sup> • 9-11am**  
**Thurs., October 9<sup>th</sup> • 9-11am**  
 Meet a Schrader Representative at the Phillips Co. Event Center - Holyoke, CO.



Contact Auction Company for detailed information booklet including FSA summaries, water rights, soil maps, assessments, tax information and other information.



SOIL TYPES*				
Code	Soil	Approx. % of Property	Corn Bu./Ac.	Wheat Bu./Ac.
Ra	Rago & Kuma loams	66%	150	55
RcB	Richfield loam	15%	135	
PaB	Platner loam	13.9	145	50
PaC	Platner loam	4.8	110	38
RcC	Richfield loam	0.3	186	
PeC	Platner-Eckley association	0.1%	110	38

\* Soil Data has been provided by AgriData, Inc.

**AUCTION TERMS & CONDITIONS:**  
**BIDDING PROCEDURE:** All tracts will be offered individually, in any combination or as a whole unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bidding on individual tracts, tract combinations and the entire property will compete.  
**SELLER'S ACCEPTANCE:** The auction is "with reserve"; the final bids are subject to the Seller's acceptance or rejection.  
**PURCHASE CONTRACT:** Each successful bidder will be required to sign a purchase contract, in the form provided in the bidder packets, at the auction site immediately following the close of the auction. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.  
**BUYER'S PREMIUM:** The total contract purchase price will be the accepted bid amount plus a 2% buyer's premium.  
**PAYMENT TERMS:** 10% of the purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of a cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.  
**CLOSING:** Closing will be 30 days after the auction or as soon as possible thereafter upon completion of the survey, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer and Seller. Buyer shall pay all lender fees and other costs related to any loan obtained by Buyer.  
**POSSESSION:** Possession will be delivered subject to the rights of the current farm tenant for the remainder of the 2014 crop year.  
**RENT:** All 2014 farm rent will be retained by Seller.  
**REAL ESTATE TAXES:** Buyer will assume the real estate taxes assessed for the calendar year 2015 and all subsequent years.  
**EVIDENCE OF TITLE:** Preliminary title insurance schedules will be available for review prior to the auction. At closing, Seller will pay for the issuance of a standard owner's title insurance policy in the amount of the purchase price.  
**DELIVERY OF TITLE:** The property will be conveyed by special warranty deed, free and clear of liens but otherwise subject to all easements and other matters of record and other permitted exceptions described in the purchase contract. The conveyance will include any minerals and mineral rights owned by Seller, but without any warranty or representation as to the existence, nature or extent thereof.  
**SURVEY:** If any tract or combination is sold which cannot be conveyed using existing legal descriptions (as determined by Seller), one or more new surveys will be provided as required to record the conveyance. Otherwise, a new survey will be provided only as deemed necessary or appropriate in Seller's sole discretion. If a new survey is provided, the survey costs will be shared equally (50:50) by Seller and Buyer and the purchase price will be adjusted to reflect any difference, in excess of one (1) acre, between advertised and surveyed acres. Any survey of adjacent tracts purchased in combination will be for the perimeter only.  
**TRACT MAPS; ACRES:** All advertised tract maps, acres, dimensions and boundaries are approximations based on county parcel data, current legal descriptions, existing surveys and/or aerial mapping. The marketing materials are not provided as survey products.  
**CRP CONTRACTS:** Existing CRP contracts will be assigned to and assumed by the Buyer(s) of the affected Tracts.  
**PLANNING APPROVAL:** The auction property is offered as crop production land. Buyer assumes all responsibility after closing for obtaining any necessary county planning approvals and satisfying all local requirements in connection with any future construction or development.  
**PROPERTY INSPECTION:** Inspection dates have been scheduled and will be staffed with auction personnel. Owner, Broker and Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee with respect to the property by virtue of its being offered for sale.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER, BROKER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for having completed, prior to the auction, their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is subject to verification by all parties relying on it. Seller, Broker and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.  
**AGENCY:** Schrader Real Estate and Auction Company, Inc. and John F. Lund (and their respective agents and representatives) are exclusively the agents of the Seller.  
**CONDUCT OF AUCTION:** The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and Seller's agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.  
**CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information. OFFICIAL ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM ON AUCTION DAY WILL TAKE PRECEDENCE OVER PRINTED MATERIALS AND ANY OTHER ORAL STATEMENTS MADE.  
**OWNER:** Proventus II, LLC



**800.451.2709**  
**SchraderAuction.com**

**ONLINE BIDDING**  
 You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must register by **Monday, October 13<sup>th</sup>** to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.