

Land & Water Rights AUCTION

BOULDER COUNTY, COLORADO

33[±] acres
67 Water Units/Shares

33[±] acres Approved Building Lot in Boulder County
Farm Includes 33 Boulder & White Rock Ditch Shares
34 Colorado-Big Thompson Water Units Offered Separately
Gorgeous Views of the Front Range & Boulder Creek Valley
Located on Lookout Road

Wednesday November 15 at 2:00pm

held at the Lionsgate Event Center, 1055 S 112th St, Lafayette, CO • online bidding available



800.451.2709
SchraderAuction.com

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1055 S 112th St, Lafayette, CO 80026

Directions: Take Exit 52 off the Northwest Pkwy onto Highway 287. Turn north on Highway 287 and travel for approx. 1/2 mile. Turn left on South Point Drive and follow for 0.1 mile. Entrance to Lionsgate Event Center is on your right.

Property Address: 11064 Lookout Road, Longmont, CO 80504.

Directions to Property: Take Interstate 25 Exit 235 and travel west on Hwy 52 for approximately 7.5 miles. Turn left (south) on Hwy 287 and travel for 1 mile; turn left on Lookout Road and travel for 0.3 mile where the property will be on your right.

Online Bidding Available

The Almquist Farm is situated along a beautiful ridgeline, which overlooks the Boulder Creek Valley to the south while boasting an impressive view of the Front Range to the west. Comprised of 33[±] acres, the farm has been approved by Boulder County as a potential building lot and also includes 33 Boulder & White Rock Ditch Shares. Also offered in the sale are 34 Colorado-Big Thompson Water Units, this auction represents a truly rare opportunity to acquire a potentially fully irrigated farm in Boulder County. The Real Estate and Boulder & White Rock Ditch Shares will be offered as one package, while the Colorado-Big Thompson Units will be offered in individual units and packages of units. Buyers will have the opportunity to create the combination of land and water the best fits your needs!

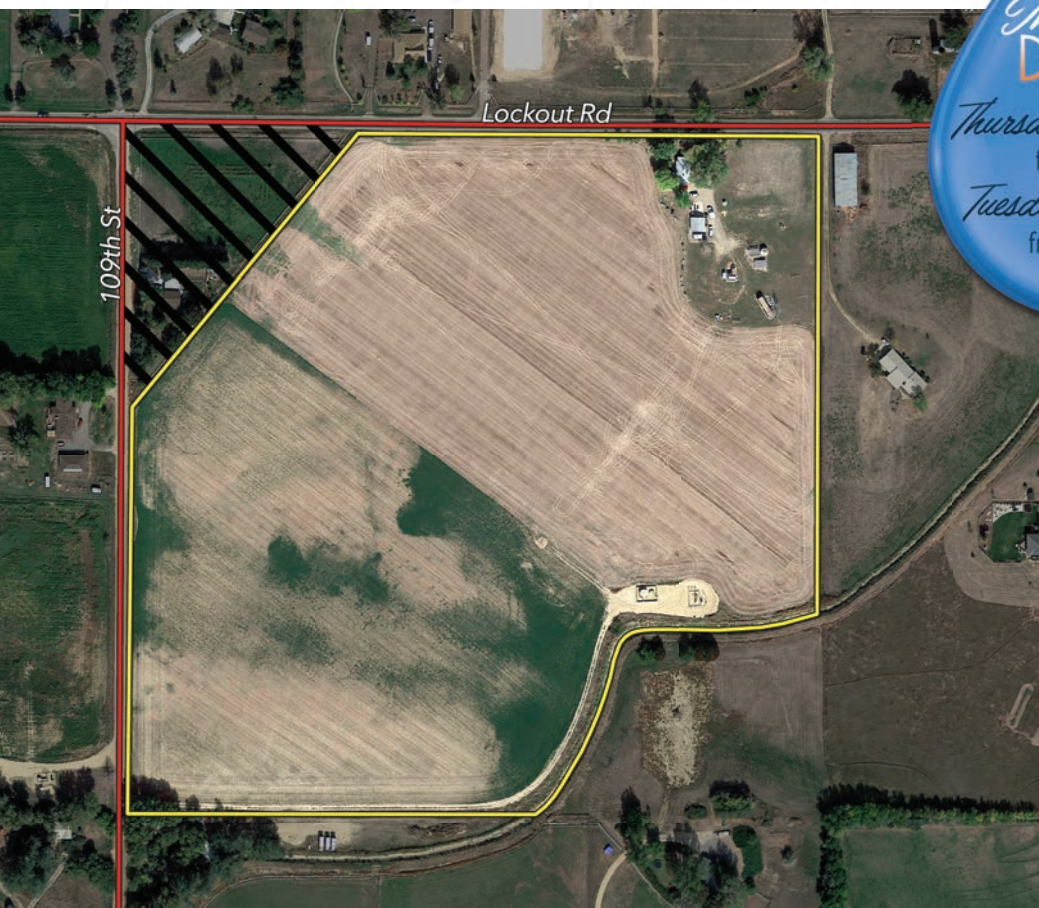
Tract 1: 33[±] acres farm

* Tracts 2–17: Each tract is 1 Colorado – Big Thompson Unit

* Tracts 18–26: Each tract is 2 Colorado – Big Thompson Units



Inspection
DATES:
Thursday OCT 19
from 3 to 6pm
Tuesday NOV 14
from 3 to 6pm



SCHRADER
Real Estate and Auction Company, Inc.

AUCTION MGR: Brent Wellings • 972-768-5165
800.451.2709 • www.schraderauction.com

CUSHMAN & WAKEFIELD

LUND
COMPANY
INDEPENDENTLY OWNED AND OPERATED

Auction Terms & Procedures

PROCEDURE: Tracts 1 through 26 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract 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 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.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller agrees to provide a Deed, without warranty, sufficient to transfer marketable title and subject to permitted exceptions.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of

record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing, subject to rights of current tenant.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.

*** WATER RIGHTS OWNERSHIP ELIGIBILITY:** Buyers are responsible for independently investigating their eligibility to acquire and own Colorado-Big Thompson Water Units. Ownership of these water units are subject to rules and regulations of the Northern Colorado Water Conservation District, please contact Sherri Rasmussen to discuss your eligibility at 970-622-2217.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

SELLER: Almquist Trust