

# T. TUELL TRUST IRRIGATED LAND AUCTION

PHILLIPS COUNTY, COLORADO

**ONLINE  
ONLY  
Auction**

Thurs, January 30, 2025

Bidding Opens: 8:00 am MT

"Soft" Closes at 12:00 pm (noon)

**146±**

TOTAL ACRES

PHILLIPS COUNTY, CO



*Pivot irrigated acres located near Holyoke, Colorado.*

**For More Information:**

**Marc Reck**, Broker  
marcreck@reckagri.com

**Ben Gardiner**, Broker Assoc.  
bgardiner@reckagri.com

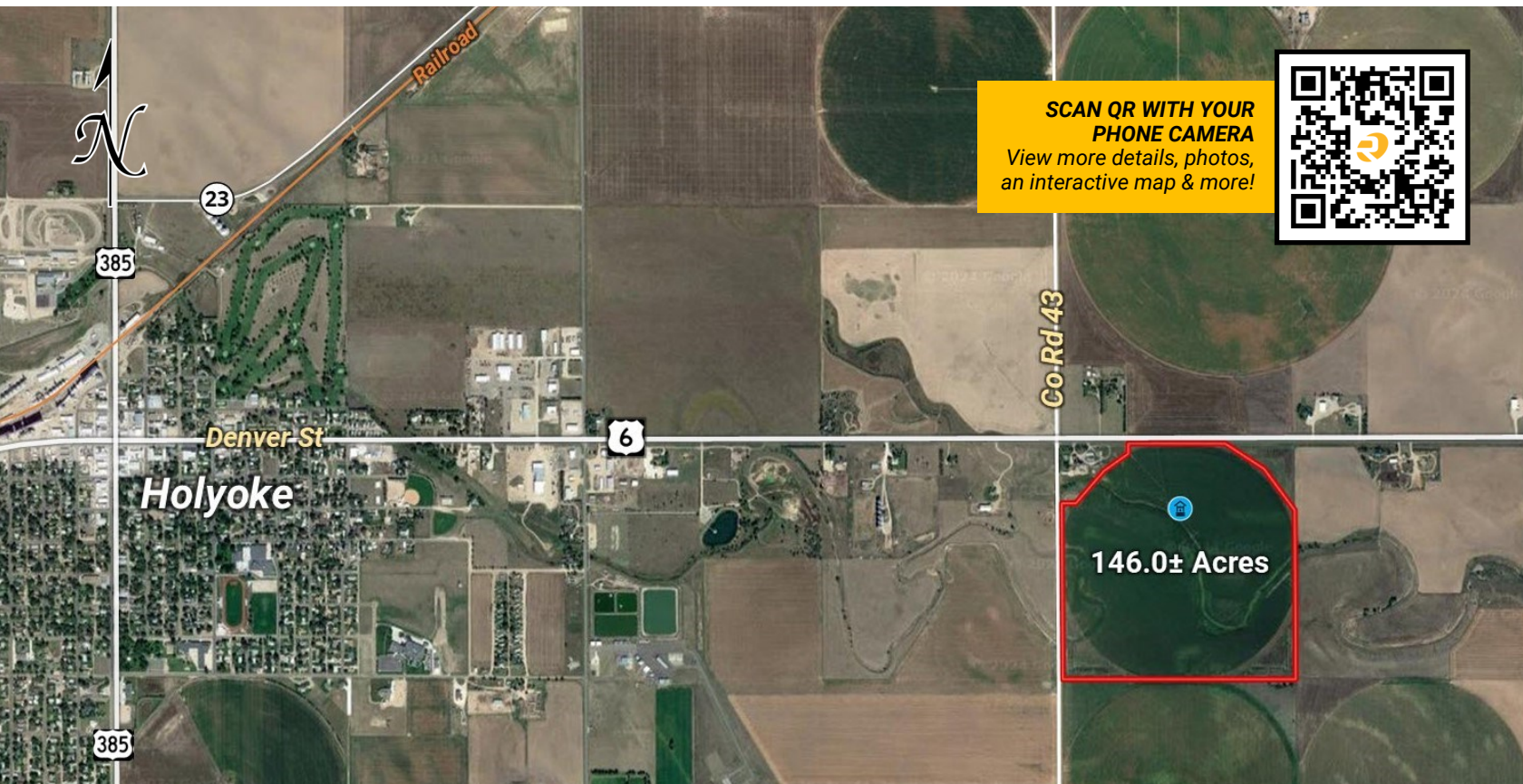


**RECK AGRI**  
REALTY & AUCTION

**Office**  
970.522.7770

**Toll Free**  
800.748.2589  
[reckagri.com](http://reckagri.com)

# Location + Auction Terms



**ONLINE BIDDING PROCEDURE:** The T. Tuell Trust Property will be offered for sale in one parcel. BIDDING WILL BE ONLINE ONLY on Thursday, January 30, 2025. Bidding will begin @ 8:00 am MT and will "soft close" @ 12:00 noon, MT. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid at any time before bidding closes.

To bid at the online auction: 1.) Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit reckagri.com and click on the T. Tuell Trust Pivot Irrigated Land Auction property page to register to bid. 2.) Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below. 3.) If you have questions regarding the bidding process and/or registration, call Reck Agri Realty & Auction at 970-522-7770.

**BIDDER REQUIREMENTS:** Requirements for Buyer(s) to be approved to bid online: 1.) Review and agree to the terms and conditions of the Due Diligence Packet; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies.

**TERMS:** Upon conclusion of the auction, the highest bidder(s) will enter into a contract for the amount of the bid, 15% of the purchase price is due as earnest money, to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Sample contract is available within the Due Diligence Packet.

**CLOSING:** Closing is on or before February 21, 2025. Closing to be conducted by Phillips County Abstract. Closing service fee to be split 50-50 between Seller and Buyer(s).

**TITLE:** Seller to pass title by Trustee's Deed free and clear of all liens. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer(s).

**POSSESSION/FARM LEASE:** Possession of the pivot irrigated property is subject to Farm Lease dated April 20, 2020, as amended between Seller (Lessor) and G and G Acres, JV and Brandon Kroskob (Leasee). Lease expires December 31, 2025. The 2025 annual cash lease payment to be included in the sale.

**PERSONAL PROPERTY:** Items owned by Tenant are not included in sale.

**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 and the property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

**WATER RIGHTS & EQUIPMENT:** Together with all water wells and equipment, well permits, all water, water rights, water development rights, tributary and non-tributary groundwater, associated with said water rights, and all irrigation wells; appurtenant to the property, if any.

**FSA DETERMINATION:** FSA base acres and yields to pass with the Parcel as designated within the Due Diligence Packet. Buyer(s) and Seller, at closing, to sign a memorandum of understanding stating the base acres and yields as designated within the Due Diligence Packet.

**REAL ESTATE TAXES:** 2025 real estate taxes due in 2026 and RRCWD & FGWD assessments to be paid by Buyer(s).

**LEGAL DESCRIPTION:** Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

**MINERALS:** Seller to convey all OWNED mineral rights to Buyer(s).

**NOXIOUS WEEDS:** There may be areas infested by noxious weeds, (i.e. rye, bindweed, canadian thistle, goat/Johnson grass, etc). The location of and the density of noxious weeds is unknown at this time.

**ACREAGES:** All stated acreages in the initial brochure and Due Diligence Packet 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 published at the auction.

**NOTICE TO PROSPECTIVE BUYER(S):** 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. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker. Reck Agri Realty & Auction does not offer broker participation for this auction. Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder.

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***Announcements made by Reck Agri Realty & Auction at the time of the auction will take precedence over any previously printed material or statements.***

# Property Description + Photos

## 146.0± total acres

- 122.0± ac pivot irrigated; 24.0± ac roads/grass
- 2± miles east of downtown Holyoke, CO
- Hwy 6 (north boundary); Co Rd 43 (west boundary)
- Soils consist primarily of Class II w/ small areas of Class III
- Currently planted to alfalfa
- Cash leased for 2025; Buyer(s) to receive payment
- Well permit #6610-FP for 313 ac ft to irrigate 125 ac
- 100 HP US electric motor w/ pump
- 7-tower Valley Pivot
- Seller to convey all of their OWNED mineral rights
- FSA Base: 105.5 acres corn w/ 147 PLC yield
- RRWCD Assessment: \$3,756.00  
FGWD Assessment: \$46.96
- R/E Taxes: \$2,063 (2024)
- Legal: NW¼ of 15, T7N, R44W Except 1 tract in NW corner & 1 tract in NE corner

**STARTING BID: \$550,000**



Looking south from Hwy 6



Parcel boundaries are for illustrative purposes only



South end looking north



Irrigation well & pump



PO Box 407, Sterling, CO 80751

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## The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

**927,540**

total acres sold

**18,607**

auction attendees

**426**

successful auctions

## What's inside:

### T. TUELL TRUST IRRIGATED LAND AUCTION

Phillips County, CO  
146± total acres

ONLINE-ONLY  
January 30, 2025  
8am - 12pm MT



*Mailer is not intended to solicit currently listed properties.  
Reck Agri Realty & Auction is licensed in CO, NE and KS.*

# T. Tuell Trust Irrigated Land Auction

146± Total Acres | Phillips County, CO

**ONLINE  
ONLY  
Auction**

**ONLINE-ONLY AUCTION**  
**Thursday, January 30, 2025**  
**8am - 12pm MT**

This parcel is easily accessible, located just 2 miles east of downtown Holyoke, CO, and irrigated with one well and pivot. Currently planted to alfalfa in a highly productive area!

