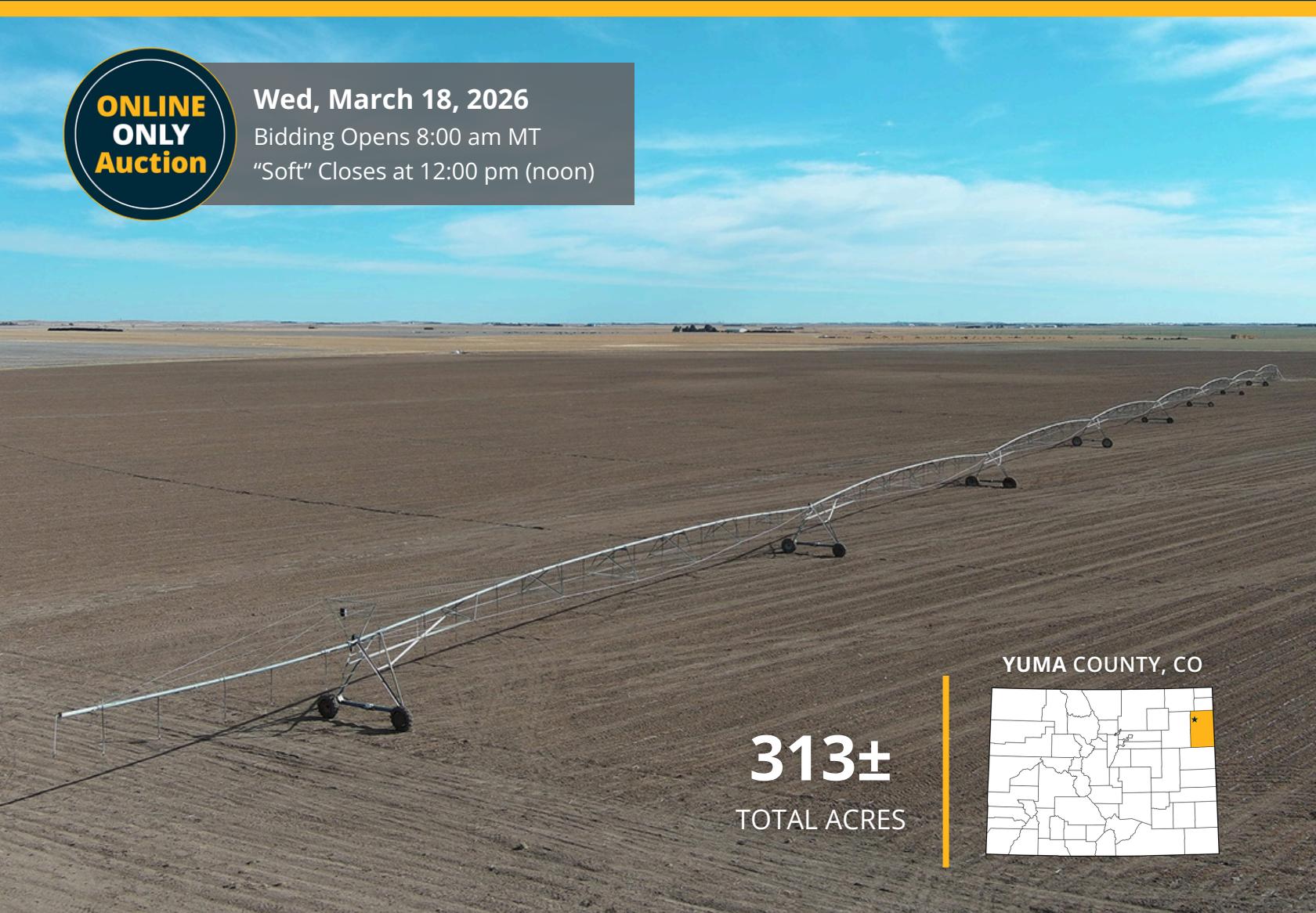


NW YUMA COUNTY PIVOT IRRIGATED LAND AUCTION

YUMA COUNTY, COLORADO

**ONLINE
ONLY
Auction**

Wed, March 18, 2026
Bidding Opens 8:00 am MT
"Soft" Closes at 12:00 pm (noon)



313±
TOTAL ACRES

YUMA COUNTY, CO



Two pivot irrigated parcels offered separately.

For More Information:

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Ben Gardiner, Broker Assoc.

bgardiner@reckagri.com

Office

970.522.7770

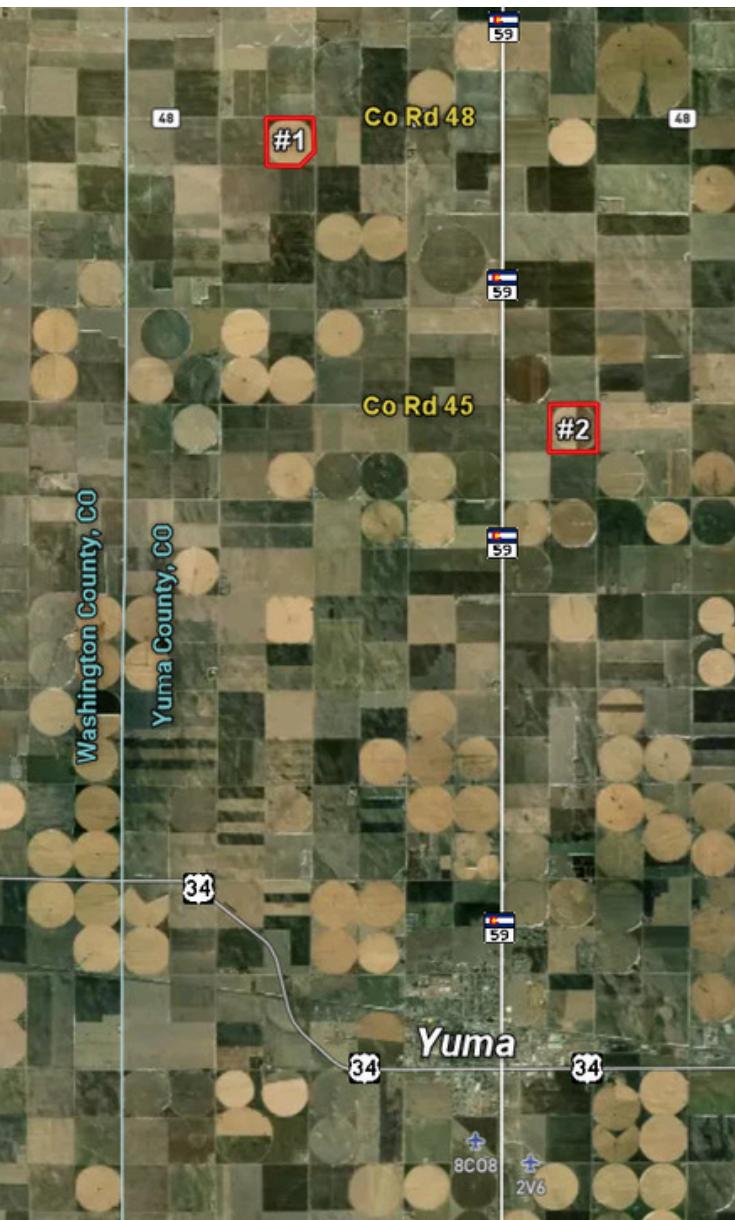
Toll Free

800.748.2589

reckagri.com



Location Map & Auction Terms



QUICK FACTS

- **313.8± total acres**
- Yuma County, CO
- 2 pivot irrigated parcels to be sold via Online-Only Auction
- Located 7-10± miles N of Yuma, CO
- Possession upon closing
- No growing crops
- 2026 real estate taxes, WYGWD and RRWCD assessments payable in 2027 to be paid by Buyer(s)



Parcel #2

ONLINE BIDDING PROCEDURE: The NW YUMA COUNTY PIVOT IRRIGATED property will be offered for sale in 2 parcels WITH RESERVE. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on March 18, 2026. The auction will "soft close" @ 12:00 noon, MT on March 18, 2026. Bidding remains open on both parcels as long as there is continued bidding on either of the parcels. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid on either parcel 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 NW Yuma County 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, if requested by broker.

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 April 17, 2026. Closing to be conducted by Yuma County Abstract. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty 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: Possession upon closing. Upon signing of contract and the earnest money clearing, Buyer(s) may enter onto the property and complete the necessary fieldwork to plant crops. Any completion of fieldwork and planting of crops does not constitute a farm lease. If Buyer(s) defaults and doesn't close, all fieldwork, crop expenses, and earnest money is forfeited to Seller. If closing does not occur due to the default of Seller, Seller to reimburse Buyer(s) for fieldwork completed at custom rates and invoiced crop expenses.

PROPERTY CONDITION: All prospective Buyer(s) should verify all information contained herein and are urged to fully inspect the property, its condition, and to rely on their own conclusions. The property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

GROWING CROPS: No growing crops

WATER RIGHTS & EQUIPMENT: Seller to convey all Seller's water rights, water wells, well permits, and equipment appurtenant to the property for irrigation, including but not limited to the following: Permit #21131-FP & #13289-FP, electric motors/pumps, and sprinklers.

FSA DETERMINATION: FSA base acres and yields to pass with the property 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.

REAL ESTATE TAXES: 2026 real estate taxes, RRWCD and WYGWD assessments payable in 2027 to be paid by Buyer(s).

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

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. Reck Agri Realty & Auction 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.

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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.

Parcel Descriptions



Parcel #1 | 153.8± total acres

- **Acreage:** 122.5± ac pivot irrigated, 31.3± ac corners
- **Location:** From Yuma, 10± mi north on Hwy 59 to Co Rd 48, 2± mi west
- **FSA Base:** 88.02 acres wheat/42 bu PLC yield, 17.91 acres corn/174 bu PLC yield
- **Irrig Equipment:** 8 tower Electrogator pivot, 100 hp Newman Electric motor
- **Well Permit:** #21131-FP, 338 ac ft
- **R/E Taxes:** \$1,341.28
- **RRWCD/WYGWD Assessments:** \$3,900/\$20
- **Terrain/Soils:** Level terrain w/ Rago & Platner loam soils
- **Crops:** No growing crops
- **Legal:** NE 1/4 of 5 except for a tract, T3N, R48W

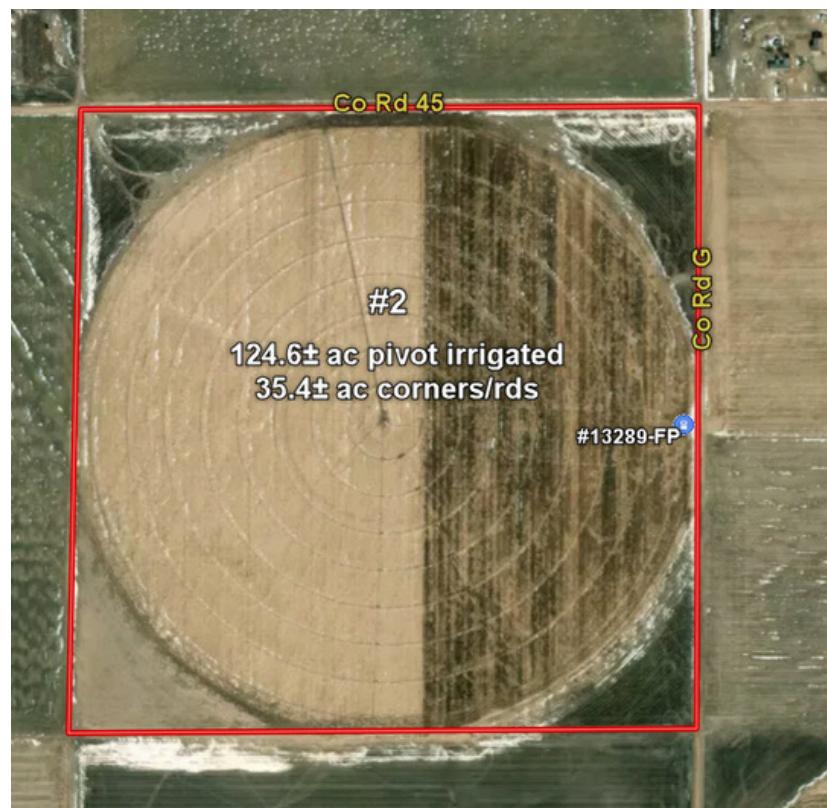
STARTING BID: \$470,000



Parcel #2 | 160.0± total acres

- **Acreage:** 124.6± ac pivot irrigated, 35.4± ac corners/rds
- **Location:** From Yuma, 7± mi north on Hwy 59 to Co Rd 45, 1/2± mi east
- **FSA Base:** 64.43 acres wheat/40 bu PLC yield, 66.92 acres corn/172 bu PLC yield
- **Irrig Equipment:** 8 tower Zimmatic pivot, 100 hp GE Electric motor
- **Well Permit:** #13289-FP, 400 ac ft
- **R/E Taxes:** \$1,262.12
- **RRWCD/WYGWD Assessments:** \$3,783/\$20
- **Terrain/Soils:** Level terrain w/ Richfield & Platner loam soils
- **Crops:** No growing crops
- **Legal:** NE 1/4 of 23, T3N, R48W

STARTING BID: \$310,000



Parcel #2

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.

969,786

total acres sold

2,094

transactions

449

auctions

What's inside:

NW YUMA COUNTY PIVOT IRRIGATED LAND AUCTION

2 Parcels

313± total acres

ONLINE-ONLY AUCTION

March 18, 2026

8am - 12pm MT

 **RECK AGRI**
REALTY & AUCTION



NW YUMA COUNTY PIVOT IRRIGATED LAND AUCTION

Yuma County, CO | 2 Parcels

**ONLINE
ONLY
Auction**

Parcel #2

ONLINE-ONLY AUCTION
Wednesday, March 18, 2026
8am - 12pm MT

313.8± acres with 2 pivots located 7-10± miles north of Yuma, Colorado to be offered for sale. Buyer(s) will have the opportunity to purchase two separate parcels via Online-Only Auction.

Opportunity to acquire quality farmland in region known for strong production to expand current operation or as an investment with long term value.

**SCAN QR WITH YOUR
PHONE CAMERA**

View more details, photos, an interactive map & more!



 **RECK AGRI**
REALTY & AUCTION