



# LAND AUCTION

B.J. Murdock Revocable Trust

Online Only - Bidding opens @ 8:00 A.M. MTN September 18 and closes September 25 @ 2:00 P.M. MTN. with a soft close

## 1280 ± DEEDED ACRES FARMLAND AND CRP S2 OF SECTION 27, ALL OF SECTION 34, AND S2 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 44 WEST OF THE 6TH PM.

### TERMS AND CONDITIONS

**Bidding to open:** September 18, 2024 at 8:00 A.M. MTN and shall not end prior to September 25, 2024, 2:00 P.M. MTN 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 October 23, 2024. Cashier's 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. Winning bids shall be subject to the seller's acceptance.

**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. **Soft close at conclusion of auction.**

**Mineral Rights:** No minerals shall pass with surface rights.

**Closing:** Buyer may close as soon as closing documents are prepared - No later than October 23, 2024.

**Closing Agent:** Kiowa County Abstract Co. shall be the closing agent, location of closing to be 1304 Goff, PO Box 128, Eads, CO. Closing fee shall be split 50/50.

**Crops:** 100% of the cropland is currently stubble. The past tenant has prepared to raise spring crops like he was farming it in 2025 and will be ready for spring planting. He would like to continue farming the cropland if an acceptable lease can be agreed upon with the new owner. The past lease was a crop share. Seller shall retain 100% of the 2024 CRP payments. Buyers shall receive 100% of 2025 and future payments. \*(The current tenants' inputs will be paid by the seller)

**Possession:** Upon closing.

**Real Estate Taxes:** Taxes for 2024 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 on the auction website.

**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 2024 Taxes:** \$2,072.50 Property Tax.

**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**

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



Scan the QR Code with your mobile device to register and bid.



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CONTACT US TODAY FOR YOUR REAL ESTATE & AUCTION NEEDS.

# 1280 ± DEEDED ACRES FARMLAND AND CRP IN KIOWA COUNTY, CO

Tract	Legal	Auction Acres	Crop Land/ CRP	Crop Base	PLC Base/Yield	Waste Acres	2023 Taxes
#1	S2 Sec.27-T19S-R44W	320	163.6 AC	Wheat	35.67/26		\$519.36
			144.92 AC/\$3,333/2030	CRP		9.5 AC	
#2	All Sec.34-T19S-R44W	640	610.5	Wheat	133.43/26	18.44 AC	\$1038.70
#3	S2 Sec.35-T19S-R44W	317	295.87 AC/\$8,737/2032	CRP		11.11 AC	\$514.44
		1,277					\$2,072.50

\*FSA designation at the time of listing.

### Broker's Notes:

This is the first time this property has been on the market for decades. Very well maintained and ready for spring crops. Currently subject to wind lease and easement. (copy available with a NDA)



Soils data provided by USDA and NRCS.

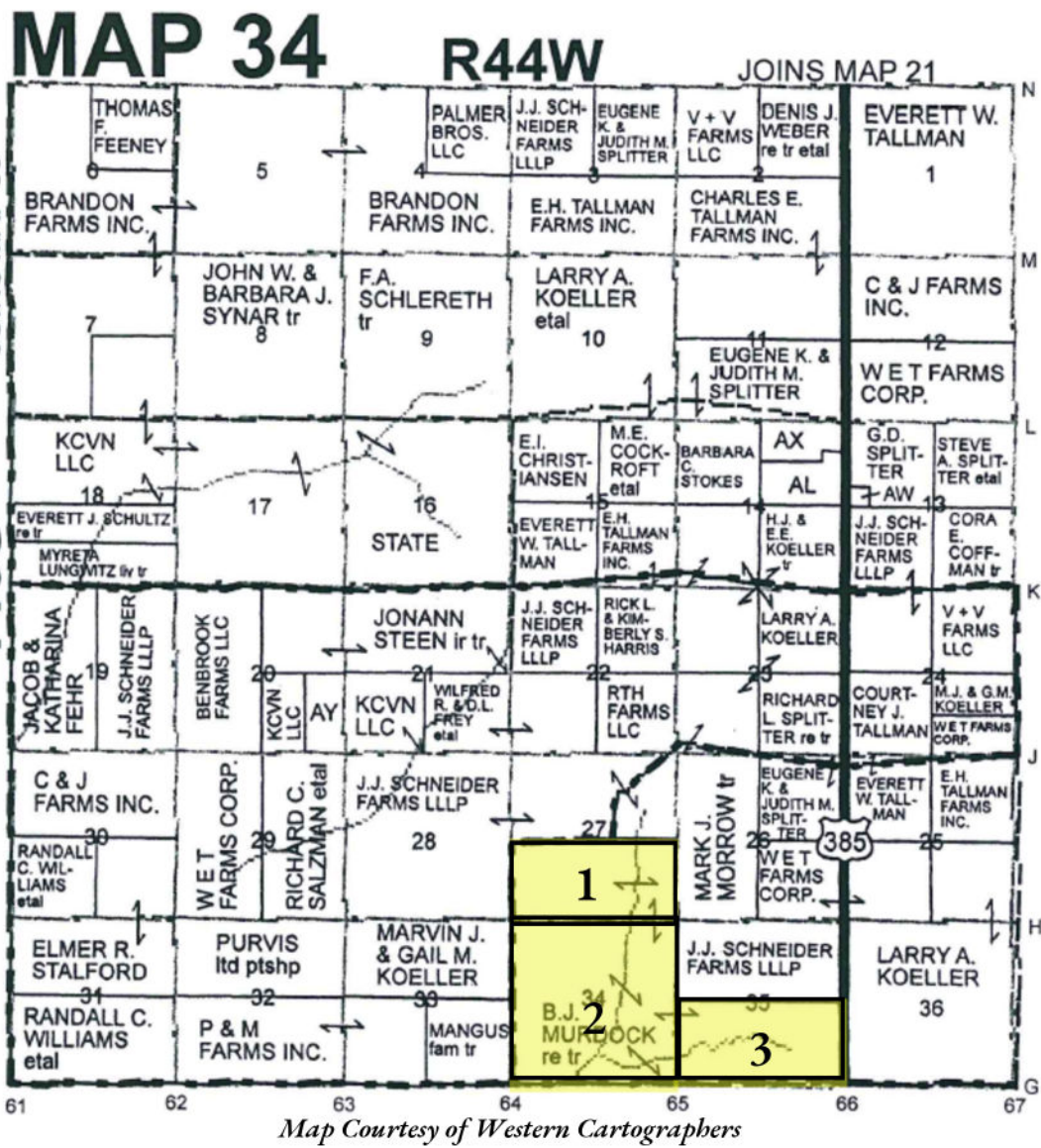
Area Symbol: CO061, Soil Area Version: 21

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Maps Provided By: **surety**  
CUSTOMIZED ONLINE MAPPING  
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	
41	Wiley loam	275.79	22.3%		IVe	125	18	80	
22	Kim-Stoneham-Larimer loams, 3 to 12 percent slopes	221.94	18.0%		IVe	100	15	70	
21	Kim-Harvey-Stoneham loams, 1 to 3 percent slopes	215.94	17.5%		Vie	85	13	60	
57	Colby silt loam, 0 to 3 percent slopes	145.28	11.8%		IVc				
15	Haverson clay loam	124.87	10.1%		IVw	125	19	70	
3	Baca silt loam, 0 to 3 percent slopes	118.61	9.6%		IVc				
1422	Goshen silt loam, rarely flooded	73.49	6.0%		IIic				
33	Stoneham loam, 0 to 3 percent slopes	37.53	3.0%		IIie	100	18	90	
4	Baca-Wiley complex, 0 to 2 percent slopes	21.43	1.7%		IVe	150	18	80	
<b>Weighted Average</b>						<b>4.26</b>	<b>79</b>	<b>11.8</b>	<b>52.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



Directions to Property:  
South on Hwy 385 from Sheridan  
Lake 7.6 miles to road G.  
Signs will be posted.



**REGISTER PRIOR TO AND BID AT [WWW.ROCKINGXLAND.HIBID.COM](http://WWW.ROCKINGXLAND.HIBID.COM)**  
**OR USE YOUR MOBILE DEVICE TO SCAN THE QR CODE TO REGISTER AND BID.**  
**ALL BIDDERS MUST BE APPROVED BY THE AUCTIONEER**  
**PRIOR TO THE AUCTION.**

