

ABSOLUTE LAND AUCTION

Bette Dolfi Trust, April 18, 2018 10 AM Cheyenne County Fair Grounds

Online Bidding Available 4/11/18 @ rxl.hibid.com

TERMS AND CONDITIONS

Terms of Sale: 10% down day of sale, with the balance to be paid on or before **May 18, 2018**. Personal and corporate 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. Please allow at least 3 business days to be approved for online bidding.

Manner of Sale: Tracts will be auctioned individually only and will not be combined. Auction procedure and increments of bidding to be determined by auction company. Bidding is not contingent upon financing; all financing shall be arranged prior to auction. Announcements made day of sale take precedence over printed material and previously made oral statements.

Mineral Rights: 100% of mineral rights owned shall pass to buyer.

Crops: 100% of 2018 and all future CRP payments and, 2/3 of growing crop to buyer, buyer shall pay crop insurance premium prior to closing.

Closing: Buyer may close as soon as closing documents are prepared - No later than **May 18, 2018**

Closing Agent: Cheyenne County Abstract Co. shall be the closing agent, location of closing to be Cheyenne Wells, CO.

Possession: Day of sale and deposit of earnest money for fallow ground and after 2018 wheat harvest or 100% crop loss and release by insurance company. Currently subject to annual lease.

Real Estate Taxes: Taxes for 2018 to be paid by buyer.

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 on sale day.

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 at the auction.

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.

Agency: Rocking X Land Co. Ltd., its agents and representatives are the exclusive agents of the seller. No cooperation available for other agents.

Broker's Notes:

- This area (GMU#122) holds excellent deer population and Antelope.
- Airport and Hotel Accommodations Available in Burlington & Cheyenne Wells

TRACTS T16S-R45W	TOTAL (AUCTION) ACRES	CROPLAND	WHEAT BASE/PLC YLD	G.S. BASE/ YLD	GROWING WHEAT	GRASS ACRES	CRP A.C./\$/ EXPIRE	2017 TAXES
#1- All Sec.4 South of Rd G	383+/-	383+/-	336.44/29	N/A	N/A	N/A	N/A	\$709.84
#2-NW Sec. 9	159+/-	141.98+/-	N/A	N/A	N/A	17.24+/-	141.98/ \$30.60/2020	\$252.23 Est.
#3 NE Sec. 9 & NW Sec. 10	326.8+/-	246.2+/-	216.30/29	N/A	246.2+/-	N/A	80.59 +/- Expired	\$514.31 Est.
#4 N2 & SE Sec. 15	472+/-	472+/-	435.41/29	N/A	N/A	N/A	N/A	\$839.56
#5 All Section 23	627.30+/-	479.63+/-	335.31/29	N/A	479.63+/-	29.71+/-	117.94 +/- Expired	\$978.74
Located 8.7 miles south of Hwy 40 on Hwy 385 to road G, then 6.8 miles west to NE corner Tract #1.								
SIGNS WILL BE POSTED								
TOTAL	1,968.1	1,722.81			725.83+/-	46.95+/-		\$3,294.68

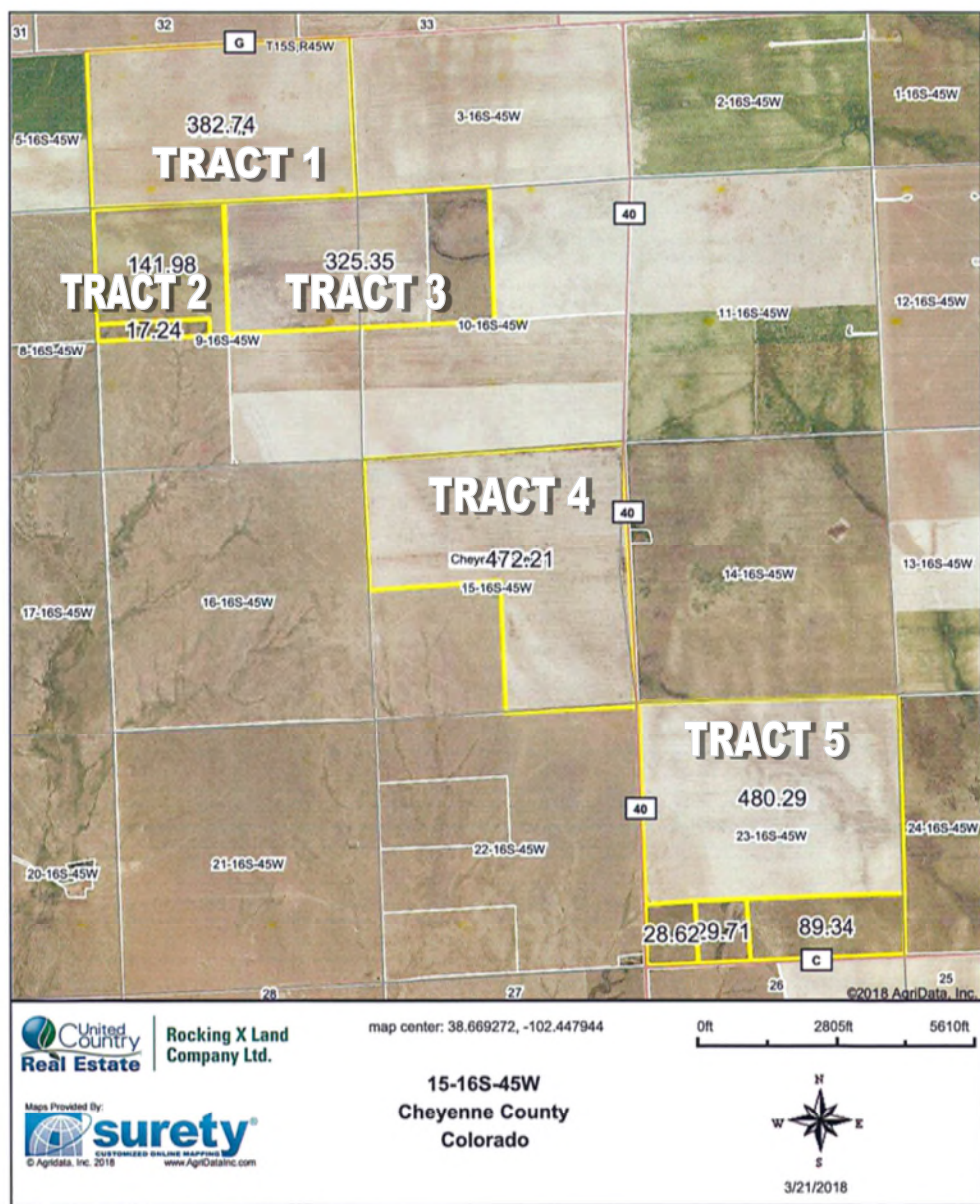


**Rocking X Land
Company Ltd.**

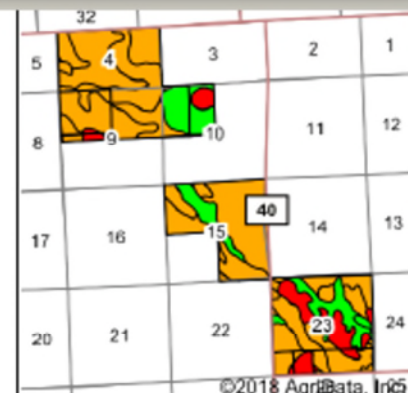
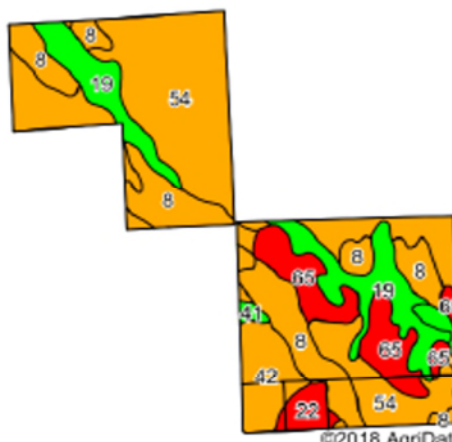
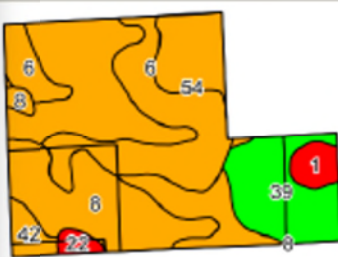
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FOR ADDITIONAL INFORMATION PLEASE STOP AND SEE US.

Aerial Map



TRACT 3



State: **Colorado**
 County: **Cheyenne**
 Location: **15-16S-45W**
 Township: **Cheyenne Wells**
 Acres: **1969.17**
 Date: **3/21/2018**

United Country Real Estate | Rocking X Land Company Ltd.
 Maps Provided By: **surety** CUSTOMIZED ONLINE MAPPING



Bid online beginning April 11, 2018 12 P.M. Online bidding terms and conditions available when registering and make sure to register early at www.rxl.hibid.com

Area Symbol: CO017, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
54	Wiley complex, 0 to 3 percent slopes, eroded	764.70	39.4%		IVe
8	Colby silt loam, 1 to 4 percent slopes, eroded	400.10	20.6%		IVe
6	Baca silt loam, 0 to 3 percent slopes	207.82	10.7%		IVe
19	Keith-Richfield silt loams, 0 to 2 percent slopes	163.00	8.4%		IIIe
39	Satanta-Colby complex, 3 to 5 percent slopes	125.20	6.5%		IIIe
65	Colby silt loam, 3 to 9 percent slopes	121.56	6.3%		VIe
42	Stoneham loam, 3 to 5 percent slopes	96.14	5.0%		IVc
1	Apishapa family, ponded	25.85	1.3%		VIw
22	Kim loam, 3 to 12 percent slopes	16.97	0.9%		VIe
38	Satanta loam, 0 to 3 percent slopes	11.86	0.6%		IIIe
41	Stoneham loam, 0 to 3 percent slopes	6.26	0.3%		IIIe