

# ABSOLUTE LAND AUCTION

L.A. Boswell & D.E. Boswell & CO, November 13, 2018 10 AM

Cheyenne County Fair Grounds

## TERMS AND CONDITIONS

**Terms of Sale:** 10% down day of sale, with the balance to be paid on or before **December 13, 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.

**Buyer(s) premium:** **A 6% buyer's premium** will be added to final bid to determine total contract price.

**Manner of Sale:** Tract will be auctioned individually only . 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 2019 and all future CRP payments to buyer.

**Closing:** Buyer may close as soon as closing documents are prepared - No later than **December 13, 2018**

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

**Possession:** Upon Close.

**Real Estate Taxes:** Taxes for 2018 to be paid by seller, 2019 and future 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.

**Acres:** 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	TOTAL (AUCTION) ACRES	CROPLAND	WHEAT BASE/PLC YLD	G.S. BASE/YLD	GROWING WHEAT	GRASS ACRES	CRP A.C./\$/ EXPIRE	2017 TAXES
T16S-R44W								
#1- All Sec.4 South of Rd G	420.7	417.2	N/A	N/A	N/A	N/A	417.2/\$45.88/ 2021	\$850.70
Located 9.4 miles south of Hwy 40 on Hwy 385 to road F, on the east side of HWY 385								
SIGNS WILL BE POSTED								
TOTAL	420.7	471.2	N/A	N/A	N/A	N/A	\$19,141	\$850.70

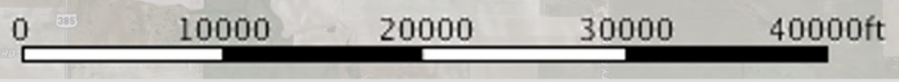
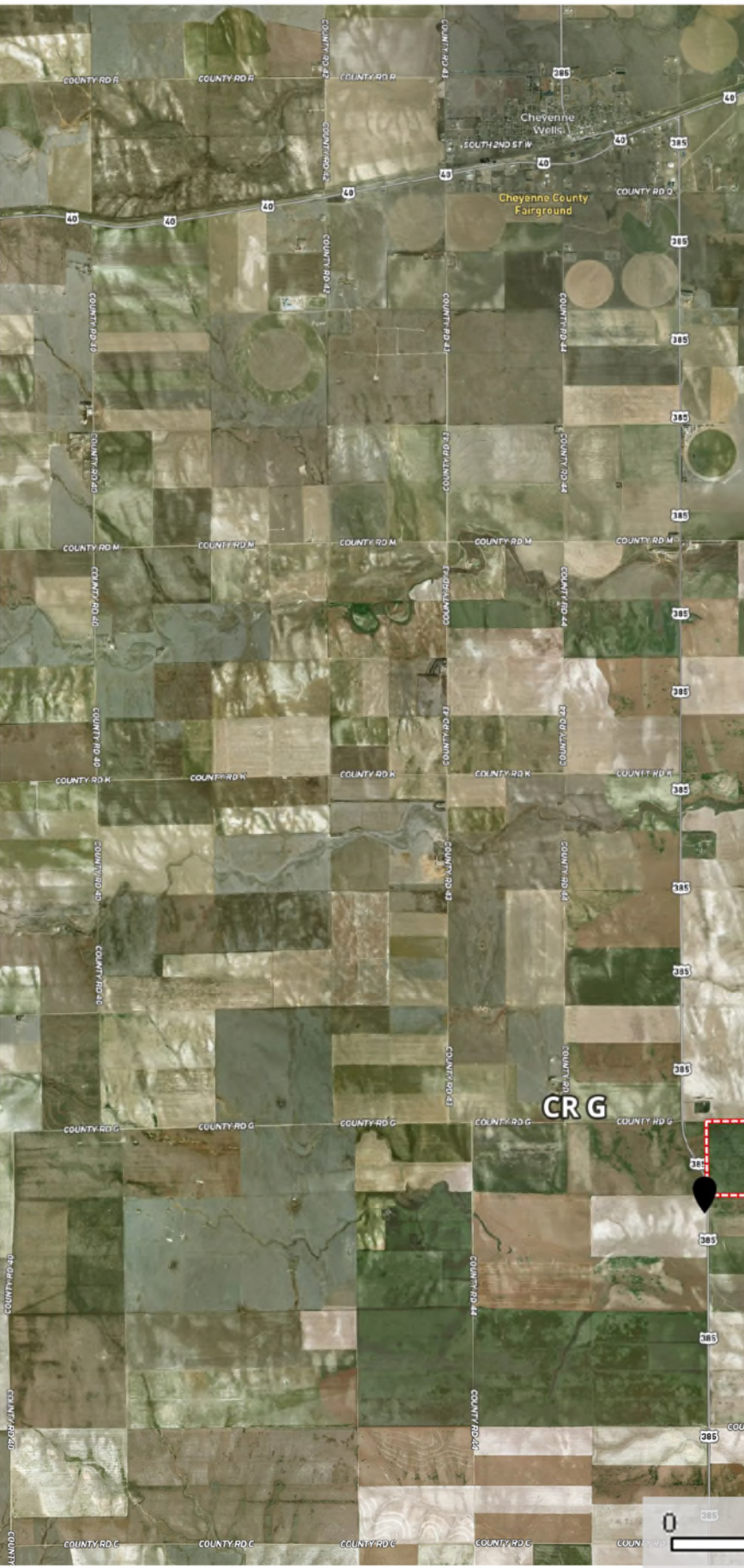


**Rocking X Land Company Ltd.**

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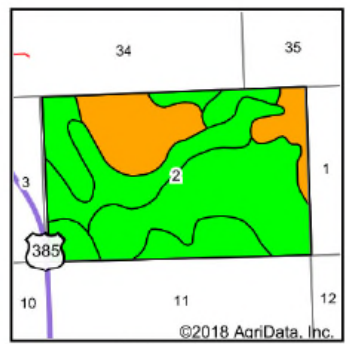
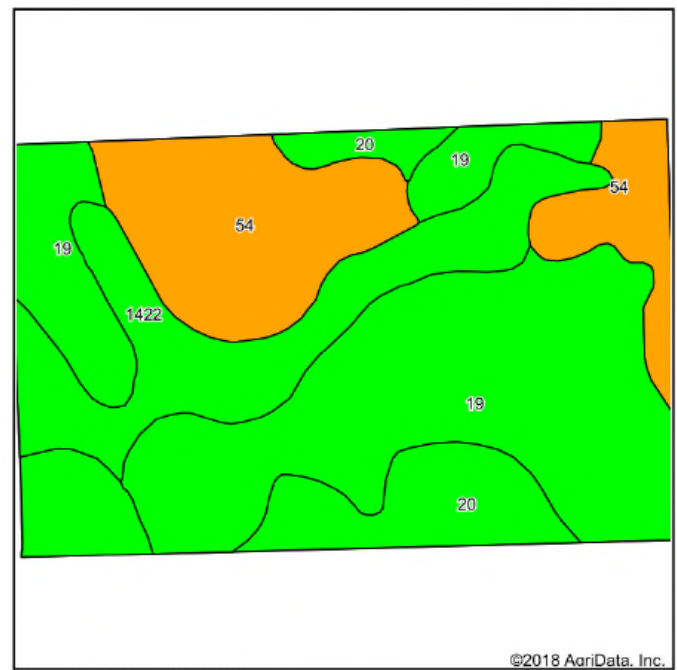
FOR ADDITIONAL INFORMATION PLEASE STOP AND SEE US.

**Boswell Auction**  
Cheyenne County, Colorado, 420 AC +/-



Marker Boundary

**Soils Map**



State: **Colorado**  
County: **Cheyenne**  
Location: **2-16S-44W**  
Township: **Cheyenne Wells**  
Acres: **417.21**  
Date: **10/5/2018**

United Country Real Estate | Rocking X Land Company Ltd.  
Maps Provided By: **surety** CUSTOMIZED ONLINE MAPPING  
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Area Symbol: CO017, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
19	Keith-Richfield silt loams, 0 to 2 percent slopes	188.17	45.1%			IIe
54	Wiley complex, 0 to 3 percent slopes, eroded	92.99	22.3%			IVe
1422	Goshen silt loam, rarely flooded	76.13	18.2%			IIIc
20	Keith-Ulysses silt loams, 1 to 4 percent slopes	59.92	14.4%			IIIe

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**Aerial Map**



United Country Real Estate | Rocking X Land Company Ltd.  
Map center: 38.692181, -102.318480  
0ft 810ft 1621ft  
**2-16S-44W**  
**Cheyenne County**  
**Colorado**  
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10/5/2018

Field borders provided by Farm Service Agency as of 5/21/2008.