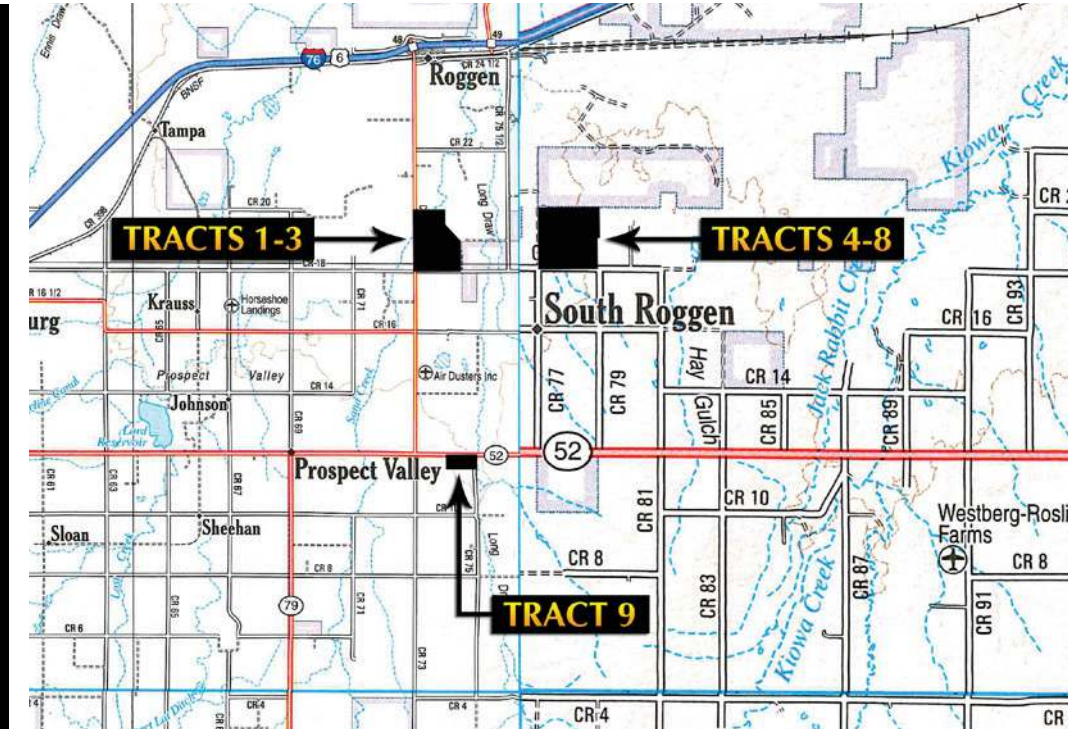


INSPECTION DATES
Wednesday, February 17
 from 12:00 - 4:00 PM
Monday, March 1
 from 12:00 - 4:00 PM
Monday, March 15
 from 12:00 - 4:00 PM
Meet a Schrader Representative on Tract 1.
Contact for more information
AUCTION MANAGER:
Brent Wellings
405.332.5505

This will be a **VIRTUAL AUCTION**. Bids will be called from a remote location with a live stream video provided to online and telephone bidders.

- 1) Bid online at www.schradauction.com. You must be registered **ONE WEEK BEFORE THE AUCTION**.
- 2) Bid by phone during the auction. Contact the auction company no later than **12PM (NOON) THE DAY BEFORE AUCTION** to schedule your call.
- 3) Bid by submitting an absentee bid on the tract(s) that you are interested in. Absentee bids need to be turned in no later than **12PM (NOON) THE DAY BEFORE AUCTION**.



Virtual Irrigated Farmland, Building Sites & Pasture
COLORADO LAND AUCTION

WELD COUNTY
1,120[±]
acres
Offered in 9 Tracts

230± Irrigated Acres (Currently in Sod)
 2 Homes, Shop Buildings, Grain Storage & Feed Yard
 Multiple Potential Building Sites
 Outdoor Roping Arena (295 ft. x 170 ft.)
 Fenced and Cross-Fenced Pastures
 45± Miles to Denver International Airport

SCHRADER Real Estate and Auction Company, Inc.
 Online / Virtual Bid by Phone Absentee Bid

TUESDAY, MARCH 16 • 10:00am
 MOUNTAIN TIME

TERMS AND CONDITIONS:
PROCEDURE: Bids will be taken on the individual tracts and any combination of two or more tracts, *except* that Tract 3 cannot be combined with any other tract(s). Bidding on individual tracts and combinations will compete until the end of the auction, at which time the final bids will consist of that completion of bids resulting in the highest total price. The final bids are subject to Seller's acceptance or rejection.
PURCHASE CONTRACT: At the end of the auction, each high bidder will sign an offer in the form of the purchase contract to be posted to the auction website. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the purchase contract. Seller and Seller's agents shall not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.
BUYER'S PREMIUM: A 4% Buyer's Premium will be added to the bid amount to arrive at the purchase price.
PAYMENT TERMS: 10% of the purchase price will be due as an earnest money deposit, with the balance due in cash at closing. The earnest money deposit may be made in the form of cashier's check, personal check, or corporate check. BIDS ARE NOT CONTINGENT UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
DELIVERY OF TITLE: The property will be conveyed by Special Warranty Deed, subject to all easements and other Permitted Exceptions described in the purchase contract.
EVIDENCE OF TITLE: Preliminary title insurance schedules will be available to review prior to bidding. After the auction, Seller will furnish an updated title insurance commitment for each closing. The cost of the owner's title insurance shall be shared equally (50:50) by Seller and Buyer provided, however, Seller's share of the cost of the owner's title insurance shall not exceed \$2,500.00 for any

given closing. The cost of any lender's title insurance shall be charged to Buyer.
SURVEY: For any closing, a new survey will be ordered by an agent of Seller if and only if necessary to record the conveyance or otherwise deemed necessary or appropriate in Seller's sole discretion. If a new survey is obtained, the survey costs will be shared equally (50:50) by Seller and Buyer and the purchase price will be adjusted to reflect any difference between the pre-auction acre estimate and the gross acres shown in the survey (unless otherwise provided for certain purchases that include substantial building improvements).
CLOSING: Closing will be approx. 45 days after the auction (or as soon as possible thereafter upon completion of the survey, if applicable, the final title commitment and Seller's closing documents).
POSSESSION: Possession will be delivered at closing for all tracts *except Tract 3*. Possession of Tract 3 will be delivered subject to rights of the Lessee under an existing Lease through 12/31/2024. (The lease is available to review upon request if you intend to bid on Tract 3.)
REAL ESTATE TAXES: Real estate taxes shall be prorated to the date of closing.
MINERALS EXCLUDED: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.
TRACT MAPS; ACRES; ETC.: Advertised tract maps, acreages, square footages and dimensions are approximations and have been estimated based on county tax parcel data, property tax records, pre-auction survey work and/or digital aerial mapping.
 AGENCY: Schrader Real Estate

and Auction Company, Inc. and its responsible broker are exclusively the agents of the Seller.
THIS PROPERTY IS OFFERED "AS IS, WHERE IS", WITHOUT ANY WARRANTY OF ANY KIND AS TO ITS CHARACTER OR CONDITION OR ITS SUITABILITY FOR ANY USE OR PURPOSE. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence prior to bidding. All information in the marketing materials is provided subject to the bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions.
CONDUCT OF AUCTION: The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.
CHANGES: Please regularly check www.schradauction.com prior to the scheduled auction time for possible changes or additions to the property information. AUCTION DAY ANNOUNCEMENTS WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.

SCHRADER
 Real Estate and Auction Company, Inc.
 PO Box 508 • 950 N Liberty Dr
 Columbia City, IN 46725
 800.451.2709 • 260.244.7606
 #EC.100087699
 RC.21-110

AUCTION MANAGER: BRENT WELLINGS
 405.332.5505 • brent@schradauction.com
 LIC. #ER.100087628

BIDS WILL BE CALLED FROM A REMOTE LOCATION

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Virtual Irrigated Farmland, Building Sites & Pasture
COLORADO LAND AUCTION

WELD COUNTY
1,120[±]
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TUESDAY, MARCH 16 at 10:00am MOUNTAIN TIME

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Virtual Irrigated Farmland, Building Sites & Pasture COLORADO LAND AUCTION

WELD COUNTY
1,120±
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Offered in 9 Tracts

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TUESDAY, MARCH 16 • 10:00am MOUNTAIN TIME Online / Virtual Bid by Phone Absentee Bid



THE SHOENEMAN 5M RANCH is a unique opportunity for Buyers to acquire a terrific combination of irrigated land, improvements, pasture and potential building sites in Southeast Weld County near

Roggen, Colorado. The ranch will be offered in 9 individual tracts ranging from 38± to 400± acres, Buyers may place bids on any individual tract or combination of property that best fits their needs; other than a combination that includes Tract 3. The properties are exceptionally located, being easily accessible from I-76 and only 45 miles from the Denver International Airport.

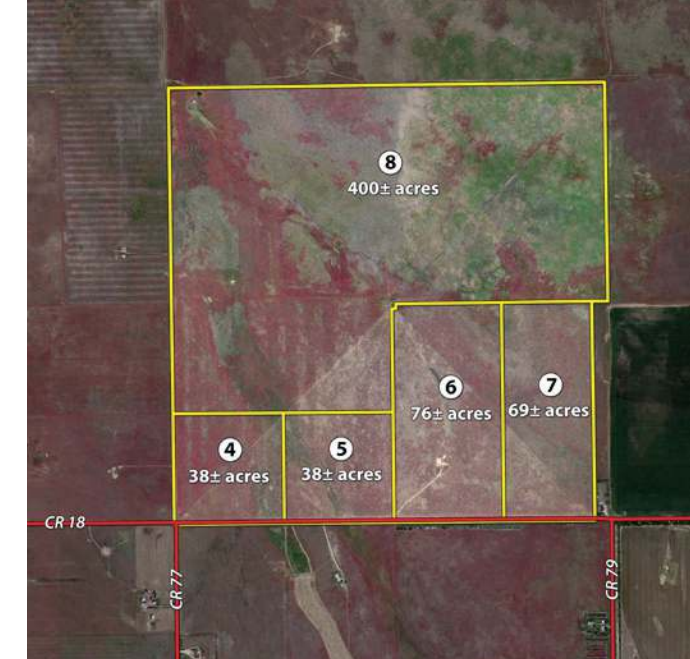
Currently there are 230± acres under center pivot irrigation, in sod production; the irrigated land is watered by 3 irrigation wells (see Bidder Information Booklet for detailed well information). The irrigated land is currently leased to a local operator, creating an ROI opportunity for investors. The balance of the property includes the original farmhouse, built in 1915 and comprising 1548 sq. ft., along with shop buildings, feed yard, horse stall barn & multiple turnouts. A mobile home with outdoor roping/riding arena is also included. In addition to the improved property, there are multiple potential building sites offering fabulous views of the front range!



TRACT 1: 125± acres that includes the 3 Bedroom, 2 Bath farmhouse originally built in 1915, the home is 1,548 sq. ft. of living space with a fully finished basement of 1,040 sq. ft., metal shop building measuring 96 ft. x 42 ft., detached 2-stall garage, equipment storage shed, horse barn with multiple turnouts, six pen feed yard & 40,000 bushels of grain/feed storage (8 – 5,000 bushel bins). The balance of the property is comprised of 2 pastures with easy access.

TRACT 2: 38± acres that includes the 3 Bedroom, 1 Bath mobile home with newly installed roof (Spring 2021) and an outdoor roping/riding arena with calf return ally and chute. The balance of the property is fenced pasture!

TRACT 3: 266± acres with 230± acres under center pivot irrigation. The irrigated land is currently in sod production and the entire tract is leased by a local operator, making for an excellent opportunity for the return minded investor. 3 irrigation wells serve the center pivot, see Bidder Information Booklet for detailed well information. Tract 3 is subject to a **FIRST RIGHT OF REFUSAL** held by the Lessee. *The high bidder on Tract 3 (other than the Lessee) will be compensated* in accordance with the terms of the purchase documents if the high bid is accepted by the Seller but Tract 3 is then acquired by the Lessee pursuant to the First Right of Refusal. Contact the Auction Company for more information.



TRACT 4: 38± acres that makes an excellent potential building site.

TRACT 5: 38± acres which is also an excellent potential building site.

TRACT 6: 76± acres that is another excellent potential building site, including good views of the front range looking west.

TRACT 7: 69± acres, great building site potential and awesome views of the front range.

TRACT 8: 400± acres, excellent piece of pasture with mostly perimeter fence and a stock tank in the center. Light grazing pressure in recent years, grass is in good shape and could be purchased together with Tracts 4-7 for additional acres if desired.

TRACT 9: 70± acres along State Hwy 52, currently in dryland cultivation but could also make an excellent potential building site.



Contact the auction manager for more information.

BRENT WELLINGS
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brent@schraderauction.com

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