

AMHERST, COLORADO RURAL WAREHOUSE PROPERTIES

»SELLING IN 2 TRACTS«

UNRESERVED ONLINE AUCTION

BigIron REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**MAR. 18-
APR. 1, 2025**

BIDDING ENDS AT 11 A.M. MOUNTAIN

Get a salebill, register and bid at
www.bigiron.com



Sellers: If you are thinking of selling your property, please attend this auction and see how it works!

Seller: CHS-GC, Inc

Contact Your Listing Agent

Kurt Campbell 970.324.9990

Explore the Property from Above

DRONE TOUR



2 Rural Warehouses on separate lots on Main Street in Amherst, CO. Recently used by CHS for warehouse storage on parts and tires. Electricity with street and alley access.

**Tract #1: 1953 Cinder Block/
Stucco Building**



22'x70', concrete slab, 12'x11' overhead door, walk-through door, electricity, street and alley access on 25'x140' lot (Lot 5)

Legal: Lot 5 Block L, Amherst 1st Add., Amherst, CO

Location: Estimated 410 Main Street [Lot #5]

2023 Taxes: \$207.42

**Tract #2: 1940 Post Frame
Building w/ Tin Siding**



40'x56' main w/ 15'x56' lean-to, concrete slab, 3 walk-through doors, attached tire racks, electricity, street and alley access on 50'x140' lot (Lots 10-11)

Legal: Lots 10 - 11 Block L, Amherst 1st Add., Amherst, CO

Location: Estimated 480 Main Street [Lot #10-11]

2023 Taxes: \$209.40

BIDDING PROCESS

The bidding increments will be \$250.00 per bid and the properties will sell for the highest bid. There are 2 separate properties being sold. The real estate agent reserves the right to adjust bidding increments. You may place bids on this farm for 14 days beginning March 6, 2025, and ending March 20, 2025, at 11:00 a.m. Mountain. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended to five minutes. This will continue until there is a five-minute period where no bids are placed. NOTE: These properties will be "Grouped" to give all bidders the opportunity to bid/buy one or both properties. If one property receives a bidding extension, both properties will extend. Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to the closing company. The earnest deposit can be made by a personal check, company check, or wire transfer. The balance will be due at closing on or before April 21, 2025. Possession will be at closing. The seller will provide marketable title to the buyer evidenced by title insurance; the title insurance and closing costs are split 50/50 between the buyer and seller. The 2025 real estate taxes will be prorated to the day of closing. The property will not be sold subject to financing. Bidding increments may be changed at the discretion of the real estate agent. Please have all financial arrangements made prior to the auction. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller.

Attend the Auction

Tuesday, April 1, 2025 | 9 a.m. Mountain until bidding ends

CHS Grainland Cooperative | 249 W Denver Street | Holyoke, CO

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone. **Sellers:** If you are thinking of selling your property, please attend this auction and see how it works!

For more information and photos on the properties,
visit www.bigiron.com

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2025 BigIron Realty. All rights reserved.

THE BIGIRON REALTY ADVANTAGE

QUICK LAND SALES

When you list your property on our online land auction platform, it is **guaranteed to be sold after six weeks.**

MORE MONEY IN YOUR POCKET

Our online land auctions **consistently outperform** traditional auctions and listings.

UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.



Celebrating 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

BigIron REALTY

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800.887.8625



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Tract #1: 410 Main Street, Amherst, CO estimated



Tract #2: 480 Main Street, Amherst, CO estimated



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