

WELD COUNTY, CO

552.95± ACRES RANCHLAND

»SELLING IN 2 TRACTS«

UNRESERVED ONLINE LAND AUCTION

BigIron

REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**SEPT. 26-
OCT. 10, 2024**

BIDDING ENDS AT 1:00 P.M. MDT

Get a salebill, register and bid at

www.bigiron.com



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

Seller: Doris Williams Estate; Mary Webster Abitz, P.R.

Contact Your Listing Agents

Curtis Romero 970.305.7268 | Ron Stock 402.649.3705

Explore the Property from Above

DRONE TOUR



Tract #1: 234.95± Acres

Description: The Ranch style home has wood siding and a steel roof. It is a two-bedroom home that was built in the early 50s brand new. The home has one bathroom on the main floor as you enter. There is a spacious living room with an ornate stone wall and fireplace. There is a large picture window that faces south southwest where you can look at the antelope abounding in the front yard. There is a nice size kitchen, with a modern electric range plenty of countertop space and a midsize refrigerator freezer, a Sears Kenmore ventilated exhaust, and beautiful wood floors. A small entry room off the kitchen with plenty of storage. A front enclosed porch with ample windows would make a great sunroom or a sitting room or a place where you can take off your cold wet clothes before you come into the house. The main floor bathroom has a walk-in shower, a sink, tub, and toilet with some cabinet storage. There is a built-in office with a lot of storage that leads to a guest bedroom with closet and built-in dresser. The master bedroom is on the east side of the house and has a full-length closet with storage above. There is no basement, there is a gas water heater, and the main floor also holds the Lennox propane furnace.

There is also a 12 x 12 guest cabin on the property. Outdoors there is a quonset that is partially cemented, and the and the floor is heated. There are cattle yards and a cattle loafing shed with cattle corrals throughout.

There are three wells, one is a windmill in the north, a house well which also provides water to the livestock and a third well that has been shut off. There is also a well house.

The remainder of the farm is native grass pasture.

Legal: SE ¼, and Pt. SW ¼ Lying N & E of Hwy 14 Exc. OG & M in Sec 34-8-59 Weld County, CO.

Location: From New Raymer, CO, go 6.7 miles on Hwy 14 to County Road 86 turn north ½ mile.

Tract #2: 318± Acres

Description: This tract is all grass with average fences and is located close to the main ranch house.

Legal: E ½ E ½, and the W ½ E ½ of Sec 27-8-59 Weld County, CO.

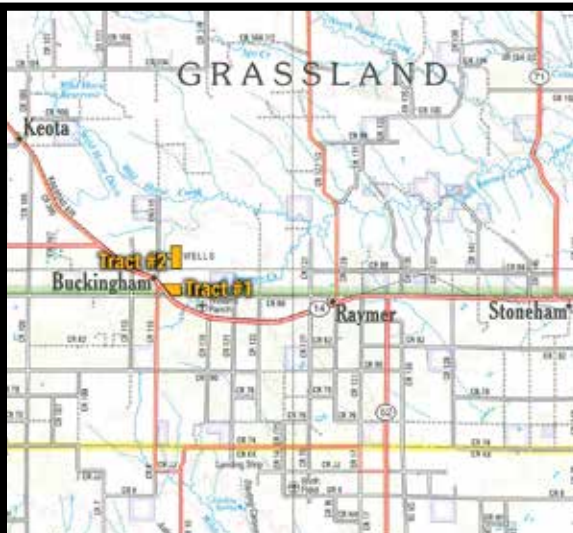
Location: From New Raymer, CO, go 6.7 miles on Hwy 14 to County Road 86 turn north 1 ½ miles.

BIDDING PROCESS

Bidding increments will be \$50/acre. The final sale price will be calculated based on total acres times the highest per acre bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this farm for 14 days beginning September 26, 2024, and ending October 10, 2024, at 1:00 p.m. 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:** 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 November 10, 2024. 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 2024 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

Thursday, October 10, 2024
11 a.m. MDT until bidding ends

Sterling Public Library
420 North 5th Street | Sterling, 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.

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For more information on the property,
visit www.bigiron.com

Property sells "As-Is". 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 2024 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.

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4860 33rd Avenue
Columbus, NE 68601

www.bigiron.com

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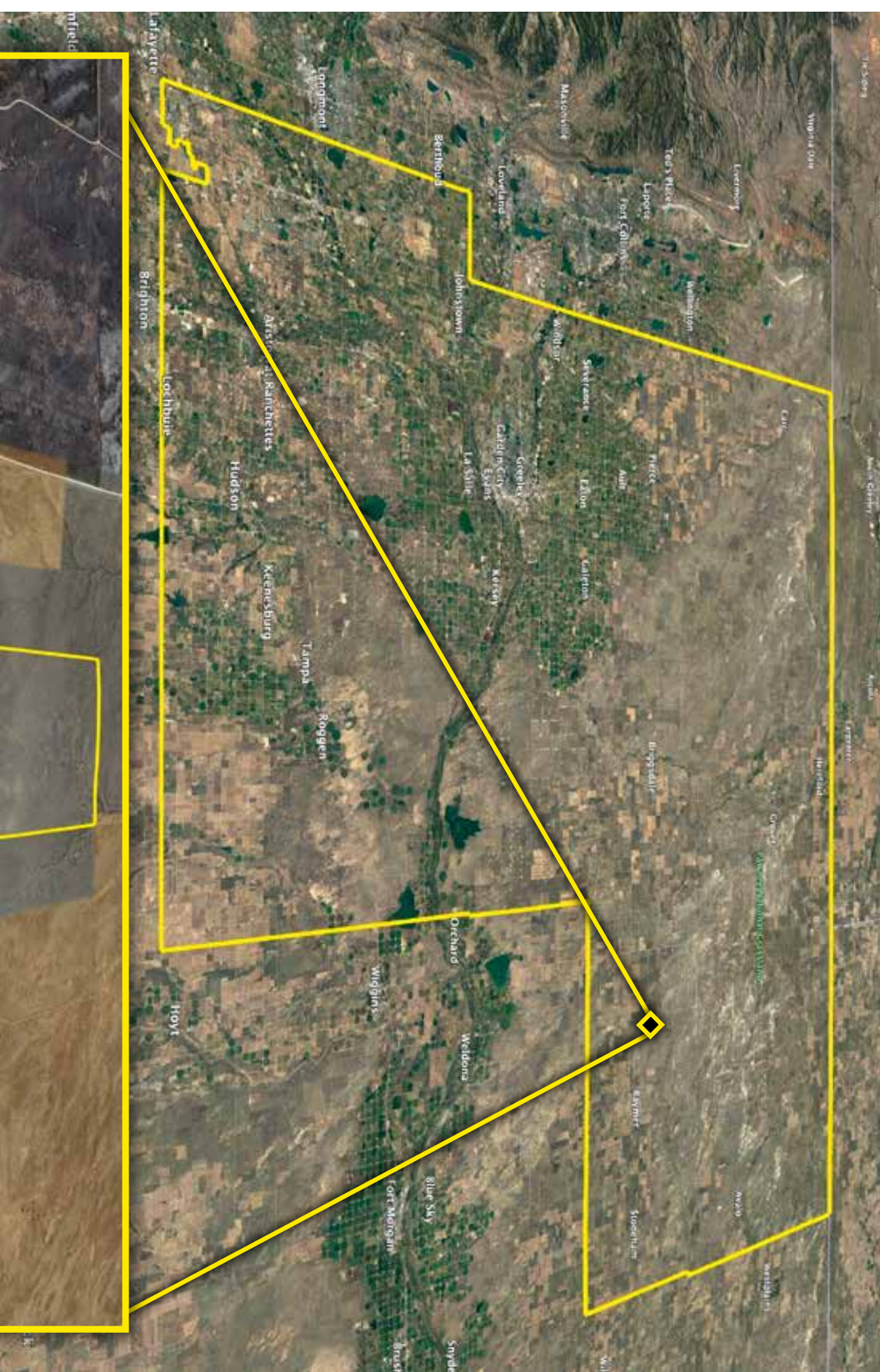
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