

DBL FARM LAND AUCTION

Raymond & Ethel Duell Families

WASHINGTON & KIT CARSON COUNTIES, COLORADO

**LIVE
Auction**

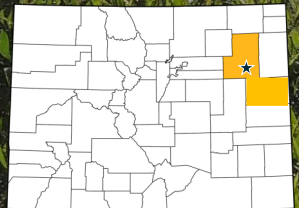
Wednesday, November 18, 2026
10:30 am MT
Seibert Community Building
504 4th St, Seibert, CO

BUYER'S MEETING:
October 20, 2026, 1:30 pm MT
Seibert Community Building

In the event of inclement weather, check
reckagri.com or our Facebook page.

4,154±
TOTAL ACRES

WASHINGTON AND KIT
CARSON COUNTIES, CO



Diversified mix of pivot irrigated, CRP, pasture & improvements.

For More Information:

Marc Reck, Broker
marcreck@reckagri.com



Office
970.522.7770
Toll Free
800.748.2589
reckagri.com

Overview & Auction Terms

OVERVIEW

A rare opportunity to acquire Eastern Colorado farmland — from an individual parcel to a substantial irrigated farming unit. Reck Agri Realty & Auction is pleased to offer the **DBL Farm**, consisting of **4,154± acres**, including **1,728± pivot-irrigated acres** and **2,426± acres of dryland, CRP, etc.** Located between Cope and Seibert, Colorado, the property includes **14 Valley center pivots**, grain storage, machine sheds and supporting improvements. The DBL Farm will be offered in **18 individual parcels, 4 combinations and 2 irrigated units**, providing buyers exceptional flexibility. Whether you are a neighboring landowner looking to add an individual parcel, an operator seeking additional dryland or irrigated acres, or an investor looking for a larger agricultural holding, there are multiple ways to participate. **BUY ONE PARCEL. BUY SEVERAL. BUY AN IRRIGATED UNIT.** The multi-parcel auction format allows buyers to compete for the property in the size and configuration that best fits their operation or investment objectives.

AUCTION PROCEDURE: The "DBL FARM LAND AUCTION" is a land auction with RESERVE. The DBL Farm property to be offered as a "MULTI PARCEL" Auction in 18 Parcels, 4 Combos, and 2 Irrigated Units. Bids will be taken for total purchase price not price per acre.

TERMS: Upon the conclusion of the auction, the highest bidder(s) will enter into a contract and 15% of the purchase price is due as earnest money. Purchase contract will not be contingent upon financing.

CLOSING: Closing is on or before December 22, 2026. Seller reserves the right to extend the closing date to on/or before December 30, 2026. Closing to be conducted by Washington County Title. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty Deed free and clear of all liens. Title Insurance to be used and cost to be split 50-50 between Seller and Buyer(s).

POSSESSION/LEASE: The majority of the property will be available for the 2027 growing season. See the Due Diligence Packet for specific terms.

PROPERTY CONDITION: The prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions and the property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

WATER RIGHTS & EQUIPMENT: Seller to convey all Seller's water rights and equipment appurtenant to the property for irrigation use. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, pumping rates/adequacy of irrigation wells.

GROWING CROPS: See the due diligence packet for planted acres and/or landlord share or cash rent being conveyed.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels, Combos, or Units as designated within the Due Diligence Packet.

REAL ESTATE TAXES: 2027 real estate taxes and irrigation assessments (AGWD, RRWCD) due in 2028, and thereafter, to be paid by Buyer(s).

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

MINERALS: Seller to convey all OWNED mineral rights associated with each parcel(s) to Buyer(s).

ACREAGES: All stated acreages are approximate and are obtained from the county tax records/FSA. No warranty is expressed or implied as to exact acreages of property.

BIDDER REQUIREMENTS: To register to bid, Buyer(s), prior to the auction, must review and accept the Due Diligence Packet with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Bidding via cell phone, internet, and/or bidding on someone's behalf, must be approved by Reck Agri Realty & Auction 24 hours prior to auction.

ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker. Announcements made by Reck Agri Realty & Auction, at the time of sale will take precedence over any previously printed material or other oral statements. Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidding increments are at the discretion of the Broker.

COPYRIGHT: Photographs, Videos, Color Brochure & Due Diligence Packets are property of Reck Agri Realty & Auction and cannot be reproduced without permission.

A LEGACY BUILT OVER TIME

The DBL Farm Land Auction is the result of decades of hard work and dedication to agriculture by **Raymond and Ethel Duell**. Beginning in the late 1960s and early 1970s, Raymond and Ethel began acquiring, developing and farming the land that grew over the years into the current DBL Farm operation. For the Duell family, this land represents more than acres. It represents their parents' years of hard work, their commitment to farming and the legacy they built together.

Today, **DBL Farm LLC and the Duell family - Charles Duell, Paul Burns, Stan Burns and Jan Layton - are offering the farmland their parents assembled and farmed, along with additional land individually owned by family members.** As the property passes to new ownership, the family is proud to recognize **Raymond and Ethel and the agricultural legacy they created over a lifetime.**

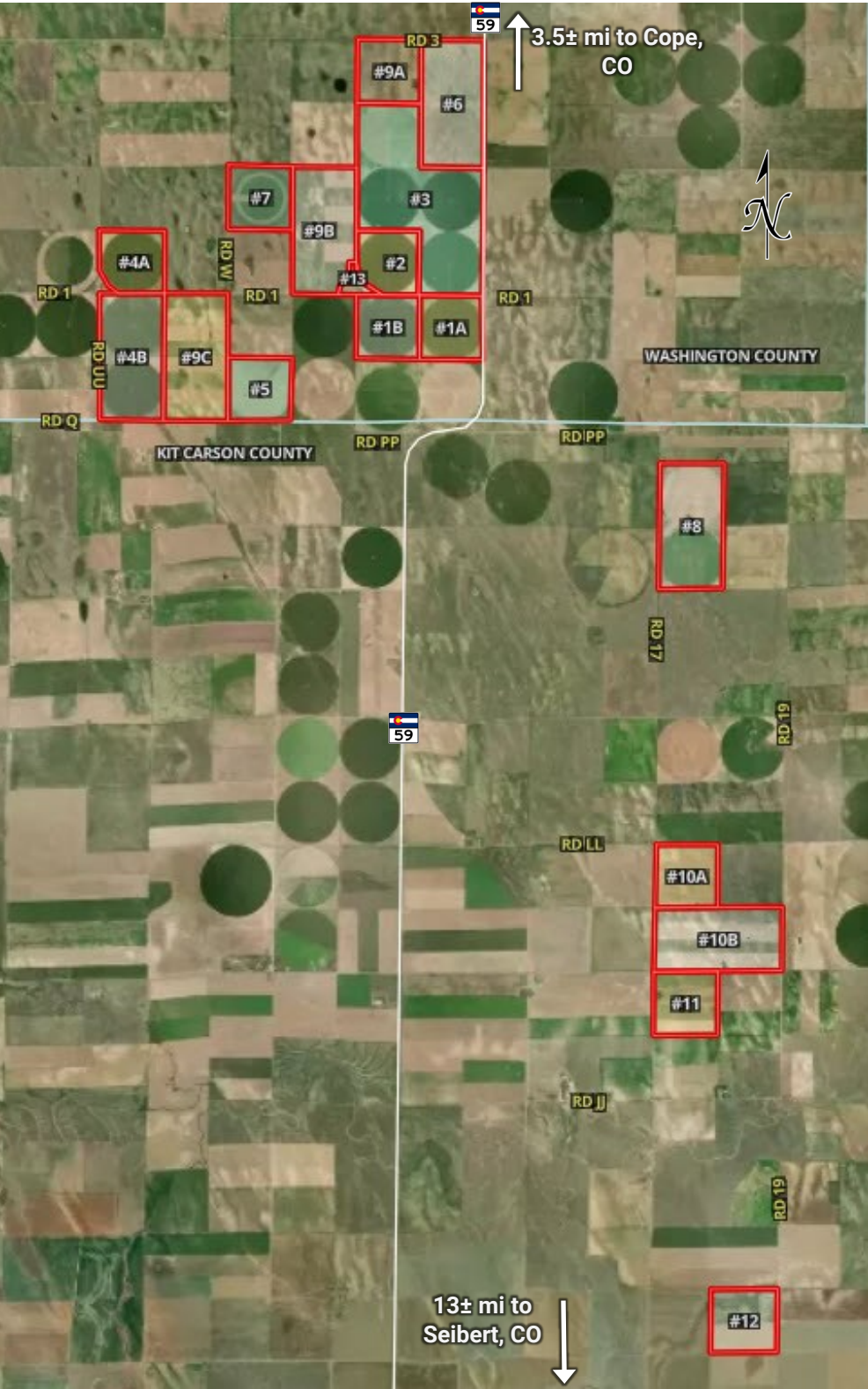


QUICK FACTS:

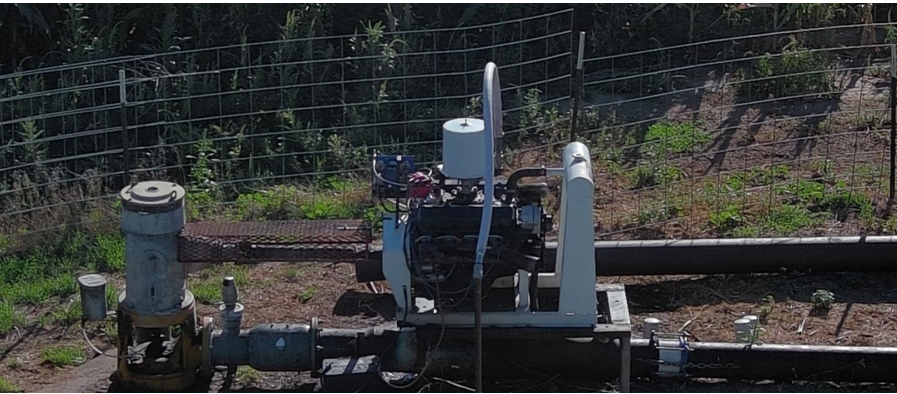
- 4,154.44± total acres
- 1,728.05± acres pivot irrigated
- 2,055.3± acres dryland
- 284.57± acres CRP
- 86.52± acre improvement site, grass, rds
- 14 Valley 7000 pivots – Installed 2013 - 2014
- 10 NG motors, 3 electric motor, 13 pumps
- 2027 possession except for 482± acres leased dryland
- Seller to convey their planted wheat to Buyer(s)
- Seller to convey OWNED mineral rights to Buyer(s)
- Located 3.5± - 12± miles south of Cope, CO
- Located 12± - 20± miles north of Seibert, CO
- Accessible via Hwy #59
- Offered in 18 parcels, 4 combos, 2 irrigated units



Parcel - Location Map | Sale Order



SALE ORDER
PARCEL #1A
PARCEL #1B
COMBO #1
PARCEL #2
PARCEL #3
IRR UNIT #1 - (#2, #3)
IRR UNIT#2 - (#1A - #1B, #2, #3)
PARCEL #4A
PARCEL #4B
COMBO #4
PARCEL #5
PARCEL #6
PARCEL #7
PARCEL #8
PARCEL #9A
PARCEL #9B
PARCEL #9C
COMBO #9
PARCEL #10A
PARCEL #10B
COMBO #10
PARCEL #11
PARCEL #12
PARCEL #13

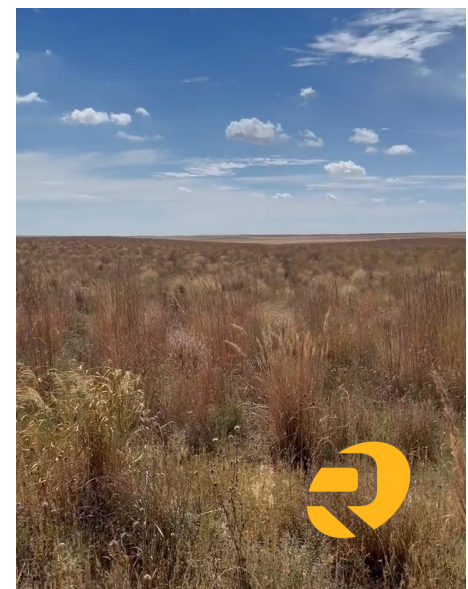
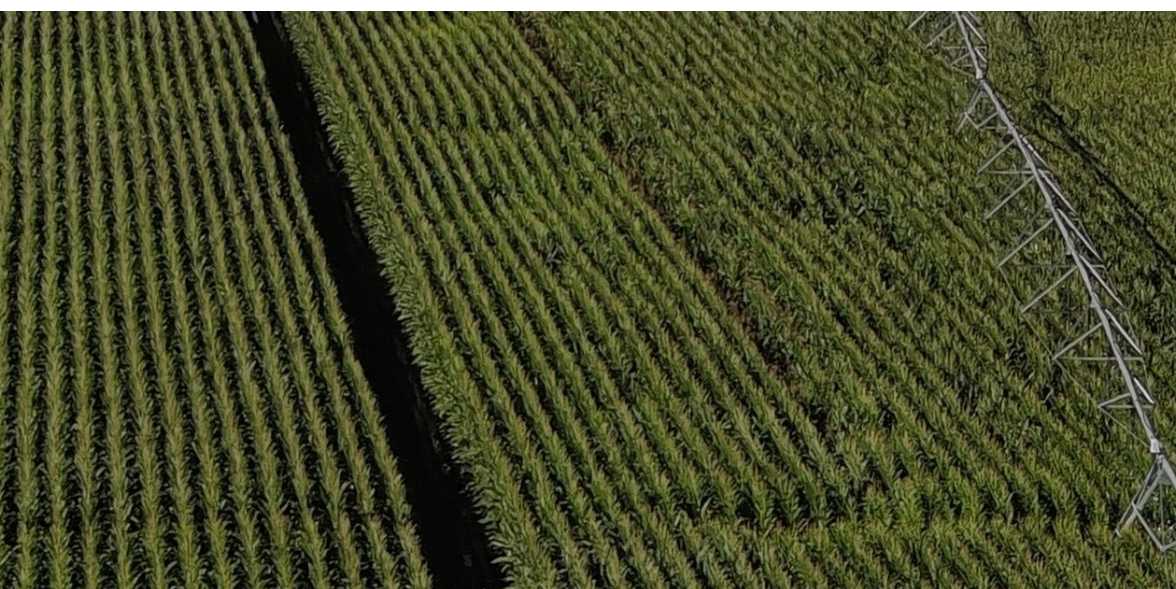


Irrigated Parcel Information

PARCEL #S	LEGAL DESCRIPTION	CTY	TOTAL FSA ACRES	PIVOT IRR	DRYLAND & CORNERS	CRP	GRASS	2025 TAXES	2025 RRWCD ASSESSMENTS	SOIL TYPES
#1A	NE1/4 33, 5S, 49W	WA	159.11	124.69	34.42	--	--	\$1,263.40	\$3,900.00	III, IV
#1B	NW1/4 33, TS, 49W	WA	160.53	124.60	35.93	--	--	\$1,263.40	\$3,900.00	VI, III
COMBO #1	PARCELS #1A & #1B	WA	319.64	249.29	70.35	--	--	\$2,526.80	\$7,800.00	--
#2	SW¼ 28 LESS TRACT, 5S, 49W	WA	150.69	124.97	25.72	--	--	\$1,195.82	\$3,900.00	VI, III
#3	SE1/4, N1/2 28 & SW1/4 21, 5S, 49W	WA	640.98	488.85	152.13	--	--	\$4,012.74	\$11,700.00	II, III, VI
IRR UNIT #1	PARCELS #2 & #3	WA	791.67	613.82	177.85	--	--	\$5,208.56	\$15,600.00	--
IRR UNIT #2	PARCELS #1A, #1B, #2 & #3	WA	1,111.31	863.11	248.20	--	--	\$7,735.36	\$23,400.00	--
#4A	SW1/4 30 LESS TRACT, 5S, 49W	WA	149.72	121.32	9.85	--	18.55	\$1,256.17	\$3,900.00	II, III, VI
#4B	W1/2 31, 5S, 49W	WA	318.65	245.00	22.03	46.94	4.68	\$2,006.53	\$6,300.00	II, III, VI
COMBO #4	PARCELS #4A & #4B	WA	468.37	366.32	31.88	46.94	23.23	\$3,262.70	\$10,200.00	--
#5	SW1/4 32, 5S, 49W	WA	156.28	122.19	13.80	--	20.29	\$1,252.51	\$0.00	VI, II, IV
#6	E1/2 21, 5S, 49W	WA	319.02	127.28	191.74	--	--	\$1,404.01	\$3,900.00	III
#7	NW1/4 29, 5S, 49W	WA	161.66	129.05	32.61	--	--	\$1,263.40	\$3,900.00	III, VI
#8	W1/2 1, 6S, 49W	KC	323.12	120.10	203.02	--	--	\$1,174.00	\$3,900.00	II, III, VI



PARCEL #S	IRR WELL PERMIT	ACRE FEET	PIVOT	IRR MOTOR	GEARHEAD	PUMP
#1A	13207-FP	400.0	Valley 7000	NG - GM 454	RANDOLPH	JOHNSTON
#1B	12437-FP	400.0	Valley 7000	NG - GM 454	RANDOLPH	BYRON JACKSON
COMBO #1	2 - WELLS	--	2 - PIVOTS	2 - MOTORS	2 - GEARHEADS	2 - PUMPS
#2	12438-FP	400.0	Valley 7000	NG - GM 454	RANDOLPH	JOHNSTON
#3	13205-FP 13206-FP 10400-FP	400.0 400.0 400.0	4 - Valley 7000	NG - GM 454 NG - GM 454 NG - GM 454	RANDOLPH RANDOLPH AMARILLO	JOHNSTON JOHNSTON BYRON JACKSON
IRR UNIT #1	4 - WELLS	--	5 - PIVOTS	4 - MOTORS	4 - GEARHEADS	4 - PUMPS
IRR UNIT #2	6 - WELLS	--	7 - PIVOTS	6 - MOTORS	6 - GEARHEADS	6 - PUMPS
#4A	17235-FP	400.0	Valley 7000	100 HP US ELECTRIC	--	JOHNSTON
#4B	17869-FP 17870-FP	400.0 200.0	2 - Valley 7000	NG - GM 454 100 HP US ELECTRIC	RANDOLPH	NATIONAL NATIONAL
COMBO #4	3 - WELLS	--	3 - PIVOTS	3 - MOTORS	3 - GEARHEADS	3 - PUMPS
#5	14781-FP	400.0	Valley 7000	NG - GM 454	AMARILLO	WORTHINGTON
#6	12807-FP	400.0	Valley 7000	NG - GM 454	AMARILLO	JACUZZI
#7	17282-FP	400.0	Valley 7000	100 HP GE ELECTRIC	--	JOHNSTON
#8	22084-FP	325.0	Valley 7000	NG - GM 454	RANDOLPH	WESTERN



Dryland Parcel Information

PARCEL #S	LEGAL DESCRIPTION	CTY	TOTAL FSA ACRES	DRYLAND	CRP	GRASS	2025 TAXES	SOIL TYPES
#9A	NW1/4 21, 5S, 49W	WA	159.91	159.91	--	--	\$165.20	III, IV, VI
#9B	E1/2 29 LESS TRACT, 5S, 49W	WA	304.18	137.57	159.90	6.71	\$280.86	VI, IV, III
#9C	E1/2 31, 5S, 49W	WA	317.71	239.98	77.73	--	\$288.39	III, VI, IV
COMBO #9	PARCELS #9A, #9B, #9C	WA	781.80	537.46	237.63	6.71	\$734.45	--
#10A	NW¼ 24, 6S, 49W	KC	155.86	155.86	--	--	\$505.72	IV, III, VI
#10B	S1/2 24, 6S, 49W	KC	320.30	310.49	--	9.81	\$947.08	IV, II, III
COMBO #10	PARCELS #10A & #10B	KC	476.16	466.35	--	9.81	\$1,452.80	--
#11	NW1/4 25, 6S, 49W	KC	162.13	159.29	--	2.84	\$273.92	IV, III, VI
12	SE1/4 1, 7S, 49W	KC	170.95	170.95	--	--	\$527.20	II, IV, III

Parcel #13:
Improvement site —
23.64± acres, 54' x 97' machine shed, 40' x 90' quonset shed, 28' x 60' shop, 130,000± bu grain storage.



PO Box 407, Sterling, CO 80751

ADDRESS SERVICE REQUESTED

PRSR FIRST CLASS
U.S. POSTAGE
PAID
MAIL U.S.A.

The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

986,101

total acres sold

19,868

auction attendees

460

successful auctions



What's inside:

DBL FARM LAND AUCTION

Washington & Kit
Carson Counties, CO
4,154± total acres

LIVE AUCTION

November 18, 2026
10:30 am MT—Seibert, CO

*Mailer is not intended to solicit currently listed properties.
Reck Agri Realty & Auction is licensed in CO, NE and KS.*

DBL FARM LAND AUCTION

**LIVE
Auction**

4,154± Total Acres
Washington & Kit Carson Counties, CO



**LIVE AUCTION | Wednesday,
Nov. 18, 2026—10:30 am MT**
Seibert Comm Building
504 4th St
Seibert, CO

Offering a diverse mix of irrigated farm ground, dryland, CRP, and improvements located between Cope and Seibert in Washington & Kit Carson Counties, Colorado. This is a rare opportunity to invest in a very productive area.

