

OTTO E. LUEKING JR. ESTATE LAND AUCTION

YUMA COUNTY, COLORADO

**LIVE
Auction**

Tuesday, April 15, 2025
10:30 am MT
Reck Agri Auction Center
535 E. Chestnut St, Sterling, CO

3,729±
TOTAL ACRES

YUMA COUNTY, CO



Diversified farm operation of pivot irrigated, dryland farm ground, pasture & improvements.

For More Information:

Marc Reck, Broker
marcreck@reckagri.com

Ben Gardiner, Broker Assoc.
bgardiner@reckagri.com



Office
970.522.7770
Toll Free
800.748.2589
reckagri.com

Overview & Auction Terms

OVERVIEW

The Otto E. Lueking Jr. Estate is offering this diversified farm operation for sale via live auction with online bidding. 1,099.9± acres with 878.32± acres pivot irrigated under 6 pivots, 2,050.7± acres dryland, 469.69± acres grass, three rural residences, shops, bins, barns, cattle facilities. Seller to convey OWNER'S share of producing gas wells; growing wheat conveyed to Buyer(s). Property is located 19-21± miles northeast of Yuma, CO, 18-21± miles southwest of Holyoke, CO or 16-20± miles southeast of Haxtun, CO. Buyer(s) to receive possession for the 2025 growing season.

AUCTION PROCEDURE: The "OTTO E LUEKING JR ESTATE LAND AUCTION" is a land auction with NO RESERVE. The Lueking Estate property to be offered as a "MULTI PARCEL" Auction and will be offered in the sale order as stated within the brochure. 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 for the amount of their bid 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 May 16, 2025. Closing to be conducted by Yuma County Abstract and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Personal Representative's Deed. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer(s).

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

POSSESSION: Possession upon closing except for the following: 1.) Buyer(s) may enter onto property after auction and before closing to complete the necessary field work for 2025 crop season; 2. Possession of improvements on #13 & #14, 45 days after closing; 3. Seller reserves right to have equipment auction on #14.

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.

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: 2025 real estate taxes, RRWCD, & WYGWD assessments due in 2026, and thereafter, to be paid by Buyer(s).

LEGAL DESCRIPTION/EXEMPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. If a parcel and/or combo is split and a survey is required, Seller to provide and pay for said survey.

MINERALS: Seller to convey all OWNED mineral rights to Buyer(s).

GROWING CROPS: Seller to convey all growing wheat crop to the Buyer(s).

ACREAGES: All stated acreages are approximate and are obtained from the FSA office and/or county tax records. No warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage.

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. Due Diligence Packet may be obtained by visiting auction property page at reckagri.com, or by calling Reck Agri Realty & Auction. 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. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker. Reck Agri Realty & Auction does not offer broker participation for this auction. 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.

Announcements made by Reck Agri Realty & Auction at the time of the auction will take precedence over any previously printed material or other oral statements.



Contact Marc at Reck Agri Realty & Auction to request more detailed information | 970.522.7770

Estate Land Location | Sale Order | Quick Facts



LOCATION

From Yuma, CO: 23 miles north on State Hwy 59 to County Rd 57 (west side of Parcel #11)

SALE ORDER

PARCEL #1
PARCEL #2A
PARCEL #2B
COMBO #2
PARCEL #3
PARCEL #4A
PARCEL #4B
COMBO #4
PIVOT IRR UNIT
PARCEL #5A
PARCEL #5B
COMBO #5
PARCEL #6A
PARCEL #6B
COMBO #6
PARCEL #7
EAST UNIT
PARCEL #8
PARCEL #9A
PARCEL #9B
COMBO #9
PARCEL #10
PARCEL #11
PARCEL #12
WEST DRYLAND UNIT
SINGLE UNIT
PARCEL #13
PARCEL #14

QUICK FACTS

- 3729.1± total acres
- 1,099.9± acres w/ 878.32± acres irrigated under 6 pivots
- 2,050.7± acres dryland
- 469.69± acres grass
- Several improvement sites w/homes, shops, barns, bins, cattle facilities
- 19-21± miles north east of Yuma, CO, 18-21± miles southwest of Holyoke, CO or 16-20± miles southeast of Haxtun, CO
- Seller to convey OWNER'S share of producing gas wells
- Growing wheat conveyed to Buyer(s)
- Buyer(s) to receive possession for 2025 growing season

NO RESERVE

IRRIGATION / WELL INFO

Parcel	Well Permit	Motor	Pivot	Ac Ft
#1	#18588-FP	150 HP elect mtr w/ pump	7-tower Zimmatic	400.0
#2A	#16361-FP	125 HP elect mtr w/ pump	8-tower Valley	400.0
#2B	#16366-FP	125 HP elect mtr w/ pump	8-tower Valley	400.0
#3	#17951-FP	100 HP elect mtr	8-tower Valley	400.0
#4A	#20322-FP	125 HP elect mtr	8-tower Valley	400.0
#4B	#6804-FP	200 HP elect mtr w/ pump	10-tower Valley	562.0

Property Descriptions—Pivot Irrigated & East Units

PARCEL #1 | 160.0± total acres

130.0± ac pivot irrigated, 25.6± ac corners
 Located on Co Rd 57 (south), Co Rd Q (east)
 FSA Base: 119.34 acres corn
 R/E Taxes: \$1,326.02
 RRWCD/WY GWD Assessments: \$3,920.00

PARCEL #2A | 160.0± total acres

132.0± ac pivot irrigated, 27.2± ac corners
 Located on Co Rd 56 (south), Co Rd Q (east)
 FSA Base: 121.18 acres corn
 R/E Taxes: \$1,238.00
 RRWCD/WY GWD Assessments: \$3,920.00

PARCEL #2B | 160.0± total acres

132.0± ac pivot irrigated, 27.4± ac corners
 Located on Co Rd 56 (south), Co Rd Q (east)
 FSA Base: 121.18 acres corn
 R/E Taxes: \$1,238.00
 RRWCD/WY GWD Assessments: \$3,920.00

COMBO #2 | 320.0± total acres (#2A-2B)

PARCEL #3 | 162.1± total acres

134.3± ac pivot irrigated, 27.5± ac corners
 Located on Co Rd 56 (south), Co Rd Q (west)
 FSA Base: 123.28 acres corn
 R/E Taxes: \$1,228.92
 RRWCD/WY GWD Assessments: \$3,860.00

PARCEL #4A | 160.0± total acres

130.0± ac pivot irrigated, 30.0± ac corners
 Located on Co Rd Q (east)
 FSA Base: 119.34 acres corn
 R/E Taxes: \$1,216.58
 RRWCD/WY GWD Assessments: \$3,920.00

PARCEL #4B | 297.8± total acres

220.0± ac pivot irrigated, 73.9± ac corners
 Located Co Rd Q (west)
 FSA Base: 201.95 acres corn
 R/E Taxes: \$2,395.29
 RRWCD/WY GWD Assessments: \$4,828.10

COMBO #4 | 457.8± total acres (#4A-4B)

PIVOT IRR UNIT | 1,099.9± total acres (#1-4B)

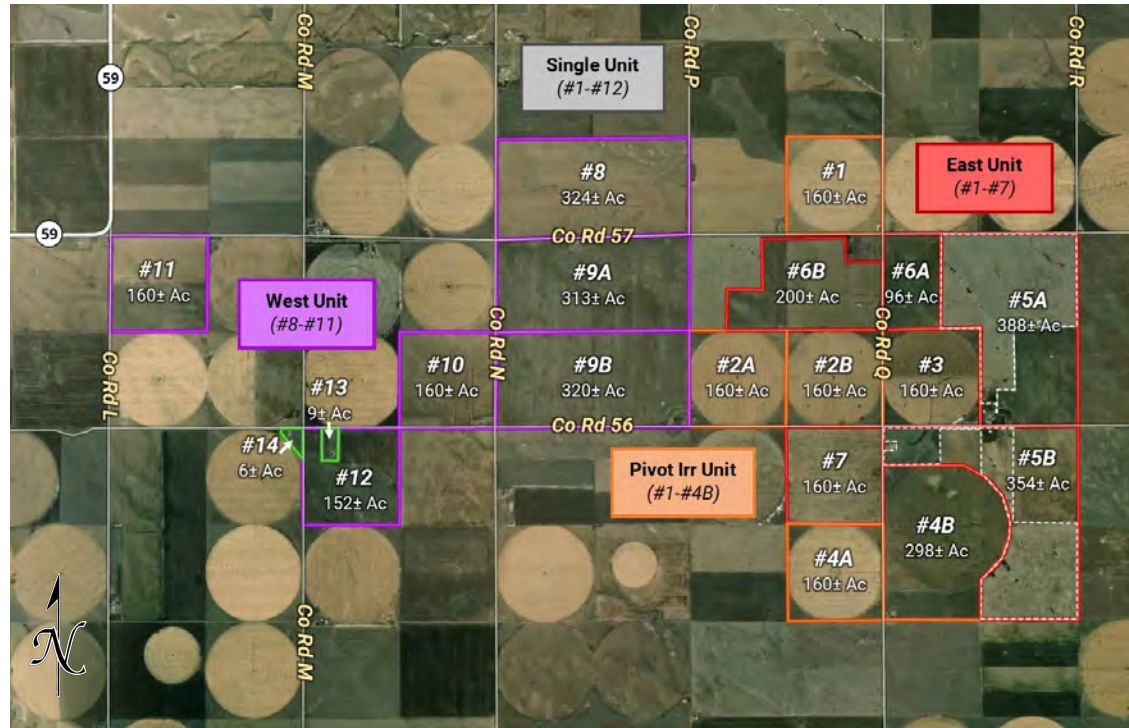
PARCEL #5A | 384.5± total acres

113.8± ac dryland currently in wheat, 259.2± ac pasture, 11.5± ac improvements
 Located on Co Rd 56 (south), Co Rd R (east)
 FSA Base: 68.12 acres wheat
 R/E Taxes: \$2,480.72
 Imprv: Home, shops, barns, cattle facilities, bins, domestic well, stock tank

PARCEL #5B | 343.8± total acres

128.7± ac dryland currently wheat stubble, 210.5± ac pasture, 4.6± ac improvements
 Located on Co Rd 56 (north), Co Rd R (east)
 FSA Base: 77.05 acres wheat
 R/E Taxes: \$452.79
 Imprv: Barn & pens, livestock well

COMBO #5 | 728.3± total acres (#5A-5B)



Parcel #2A—Looking east across to Parcel #3



Parcel #4B—Looking east from CR Q

PARCEL #6A | 95.9± total acres

93.5± ac dryland currently in wheat
 Located on Co Rd 57 (north), Co Rd Q (west)
 FSA Base: 56.01 acres wheat
 R/E Taxes: \$265.34

PARCEL #6B | 200.5± total acres

200.3± ac dryland currently wheat stubble,
 Located on Co Rd Q (east)
 FSA Base: 119.95 acres wheat
 R/E Taxes: \$362.06

COMBO #6 | 296.4± total acres (#6A-6B)

PARCEL #7 | 160.0± total acres

154.8± ac dryland currently wheat stubble,
 Located on Co Rd Q (east)
 FSA Base: 92.68 acres wheat
 R/E Taxes: \$385.98

EAST UNIT | 2,284.6± total acres (#1-7)



Parcel #5A—Looking Farmstead, looking south at Parcel #5B



Property Descriptions—West & Single Units | #13/#14

PARCEL #8 | 324.5± total acres

324.5± ac dryland currently wheat stubble
Located on Co Rd 57 (south), Co Rd N (west)
FSA Base: 194.25 acres wheat
R/E Taxes: \$785.54

PARCEL #9A | 313.4± total acres

261.2± ac dryland currently in wheat, 52.2± ac improvements/roads
Located on Co Rd 57 (north), Co Rd N (west)
FSA Base: 156.34 acres wheat
R/E Taxes: \$817.89
Improvements: House, misc. outbuildings

PARCEL #9B | 320.0± total acres

313.9± ac dryland currently in wheat
Located on Co Rd 56 (south), Co Rd N (west)
FSA Base: 187.89 acres wheat
R/E Taxes: \$741.87
Improvements: House, misc. outbuildings

COMBO #9 | 633.4± total acres (#9A-9B)**PARCEL #10 | 160.0± total acres**

153.3± ac dryland currently wheat stubble,
6.7± ac improvements/roads
Located on Co Rd 56 (south), Co Rd N (east)
FSA Base: 91.76 acres wheat
R/E Taxes: \$774.98
Improvements: Shop, bins

PARCEL #11 | 160.0± total acres

157.9± ac dryland, 79.0± ac currently in wheat, 78.9± ac wheat stubble
Located on Co Rd 57 (north), Co Rd L (west)
FSA Base: 94.57 acres wheat
R/E Taxes: \$385.98

PARCEL #12 | 150.8± total acres

148.8± ac dryland, 79.0± ac currently in wheat, 78.9± ac wheat stubble
Located on Co Rd 56 (north), Co Rd M (west)
FSA Base: 89.05 acres wheat
R/E Taxes: \$418.00

WEST UNIT | 1,428.7± total acres (#8-12)**SINGLE UNIT | 3,713.3± total acres (#1-12)**

Parcel #9A



Parcel #11—Half planted wheat/half stubble



Parcel #8—Looking southeast



Parcel #14—Shop



Parcel #13—Looking south across Parcel #12

OFFERED SEPARATELY FROM SINGLE UNIT**PARCEL #13 | 9.2± total acres**

9.2± ac improvement site
Located on Co Rd 56 (north)
R/E Taxes: \$1,293.00
Improvements: House, shop, bins, domestic well; Survey to be completed
Address: 11132 CR 56, Yuma, CO

PARCEL #14 | 6.6± total acres

6.6± ac improvement site
Located on Co Rd 56 (north), Co Rd M (east)
R/E Taxes: \$489.16
Improvements: Shop, bins



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.

929,846

total acres sold

18,674

auction attendees

432

successful auctions



What's inside:

OTTO E. LUEKING JR. ESTATE LAND AUCTION

Yuma County, CO
3,729± total acres

LIVE AUCTION

April 15, 2025
10:30am MT



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

Otto E. Lueking Jr. Estate Land Auction

3,729± Total Acres | Yuma County, CO

**LIVE
Auction**



**LIVE AUCTION | Tuesday,
April 15, 2025—10:30 am MT
Reck Agri Auction Center**

Rare opportunity to purchase 3,729.1± total acres of pivot irrigated, dryland farm ground, pasture and improvements all located in productive Yuma County, CO. Offered in 19 Parcels, 5 Combos, Pivot Irrigated Unit, East Unit, West Dryland Unit and Single Unit.

