

Advantage Feedyard Auction

LOGAN COUNTY, COLORADO

Thursday, May 2, 2024

Bidding Opens @ 8 AM, Closes @ 12 PM (noon) MT

**ONLINE
ONLY
Auction**



447±
Total Acres

260± ac Feedyard
152± ac Pivot Irrig
35± ac Aug. Site

25,000± Head Capacity
Feedyard & Office
Potential to expand

reckagri.com | Office: 970.522.7770 | Toll Free: 800.748.2589



For More Information, Contact:

Marc Reck, Broker

C: 970-520-5656

E: marcreck@reckagri.com

Preliminary Auction Terms & Equipment Terms

ONLINE BIDDING PROCEDURE: The Advantage Feedyard will be offered for sale as one parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on May 2, 2024. The auction will "soft close" @ 12:00 noon, MT on May 2, 2024. Bidding remains open on the feedyard as long as there is continued bidding on the parcel. Bidding will close when 5 minutes have passed with no new bids. Bids will be taken for total purchase price. Seller agrees not to accept and negotiate any contracts to purchase prior to auction date. To bid at the online auction: 1.) Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit reckagri.com and click on the Advantage Feedyard Auction or Equipment Auction page to register to bid. 2.) Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below. 3.) If you have questions regarding the bidding process and/or registration, call Reck Agri Realty & Auction at 970-522-7770.

BIDDER REQUIREMENTS: Requirements for Buyer(s) to be approved to bid online: 1.) Review and agree to the terms and conditions of the Due Diligence Packet with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the real property and/or bank loan approval letter with no contingencies.

Reck Agri Realty & Auction reserves the right to refuse registration to bid and/or bids from any bidder. Bidding increments are at the discretion of the Broker. Due Diligence Packet may be obtained by visiting Advantage Feedyard and/or Equipment Auction property page at reckagri.com or by calling Reck Agri Realty & Auction.

TERMS: Upon the conclusion of the Feedyard Auction, the highest bidder will enter into a Contract to Buy and Sell Real Estate (Land) for the amount of the bid, 10% of the purchase price is due as earnest money and deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

CLOSING: Closing is on or before June 7, 2024. Closing to be conducted by Northeast Colorado Title Company and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty 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). Property to be sold subject to existing roads and highways and other matters affected by title documents shown within the title commitment.

POSSESSION: Possession of property upon closing.

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 to Buyer(s) all water rights, domestic & commercial livestock wells, irrigation wells and

rights to Logan Well Users Group. Water rights and the irrigation equipment are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters and pumping rates/adequacy of domestic, livestock & irrigation wells.

FSA DETERMINATION: FSA base acres and yields to pass with parcel.

PERSONAL PROPERTY: Seller to provide a list of personal property to be included/excluded within the Due Diligence Packet.

REAL ESTATE TAXES: 2024 real estate taxes due in 2025, to be prorated to the day of closing.

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

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

ACREAGES, SQUARE FOOTAGE, GRAIN STORAGE, & LINEAR FEET: All stated acreages, square footage, grain storage, & linear feet, in the Color Brochure, Due Diligence Packet, and visual presentation at the auction are approximate and are obtained from reliable sources. Each of these sources may indicate different acreages, square footage, grain storage & linear feet. No warranty is expressed or implied. All bids are for the total parcel and there will be no adjustment in purchase price if acreage, square footage, grain storage, and/or linear feet is different than what is stated in this brochure and/or stated at the 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 the "ADVANTAGE FEEDYARD 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.

FARM EQUIPMENT: The Seller owns equipment which has been used to operate the feedyard. This equipment is to be offered for sale in conjunction with the feedyard auction. Equipment to be sold via Online Only Timed Auction.

FEED: No feed included.

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

ABSOLUTE EQUIPMENT AUCTION

The Advantage Feedyard Equipment Auction will be offered in multiple equipment lots. Pre-bidding will begin @ 8:00 am MT on April 25, 2024. The auction will "soft close" at 2 pm on May 2, 2024. Bidding remains open on each of the equipment lots as long as there is continued bidding on each of the machinery lots. Bidding will close when 5 minutes have passed with no new bids.

Equipment preview after April 25, 2024, during daytime hours @ Advantage Feedyard, 14527 Co Rd 24, Sterling, CO 80751.

TERMS: Cash or Good Check, Payment by credit card is available, 2.9% fee to be charged to Buyer(s).

For questions regarding the equipment contact:

Tadd Thomas – 970-590-3725

To register to bid, further descriptions and photos, go to reckagri.bidwrangler.com | See separate equipment flyer.



Location Map & Overview



447± Total Acres

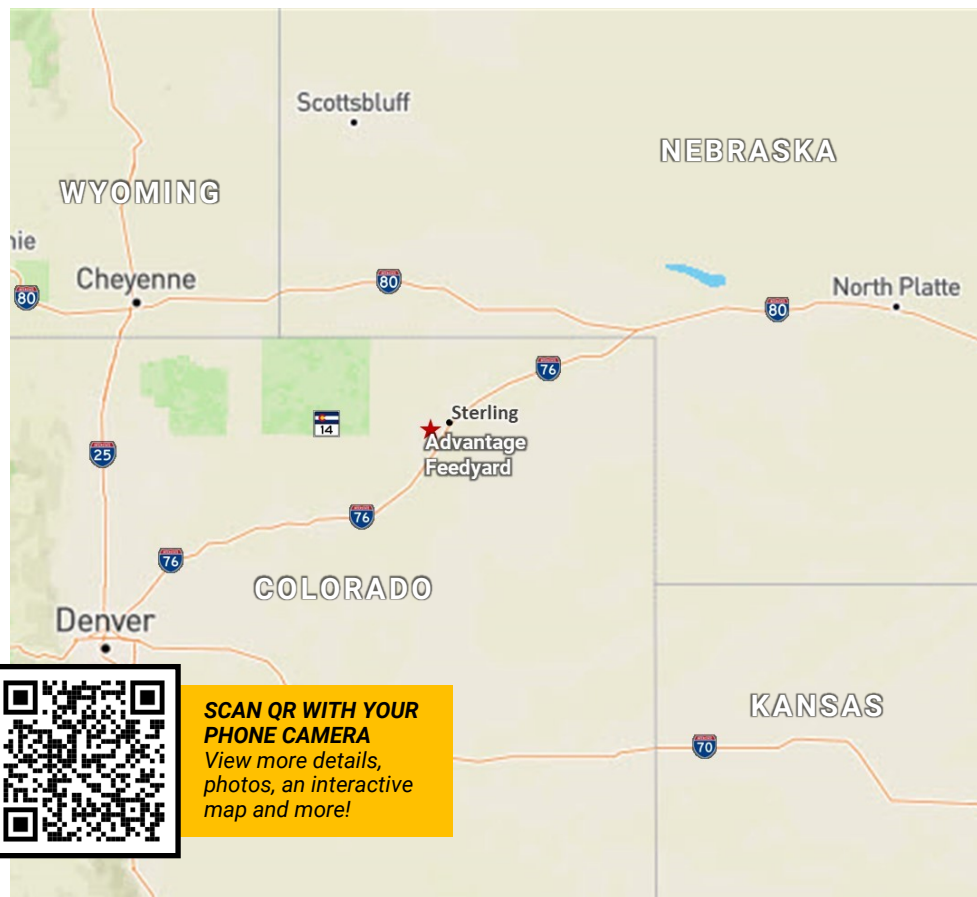
260± acres Feedyard

152± acres Pivot Irrigated

35± acres Augmentation Site

25,000± Head Capacity














Well-located feedyard with potential for expansion. Includes state-of-the-art R & R flaking facility, 934,000± bushels of grain storage, 27,000± linear feet continuous pour bunk, newer office with scales, support buildings, facilities, pivot irrigated and much more just 6± miles southwest of Sterling, Colorado. Feedyard equipment to be sold the same day on a separate online-only auction.





SCAN QR WITH YOUR PHONE CAMERA
View more details, photos, an interactive map and more!

Aerial Map & Features



-  **MAIN OFFICE**
-  **MANAGER'S HOME** (see below)
-  **R & R FLAKING FACILITY**
-  **PROCESSING & SHIPPING**
-  **FLAT STORAGE**
-  **SHOPS** (see below)
-  **RECEIVING**
-  **IRRIGATION/COMMERCIAL WELLS**
-  **DOMESTIC/RESIDENTIAL WELL**
-  **PROPERTY BOUNDARY**
-  **COUNTY ROAD**
-  **TRAIL ROAD/EASEMENT**
-  **RETENTION PONDS**

-  **MANAGER'S HOME**
3 bedroom, 2 bath home w/ 4-car garage, domestic well #255340 & septic
-  **OTHER SUPPORT BUILDINGS**
70x80' metal building shop w/ concrete floor
50x100' wood frame, insulated building, w/ lights & dirt floor

Flaking Facility, Feed & Grain Storage



Steam Flaking Facility (West Side)



Steam Chest

R & R state-of-the art fully-automated & integrated flaking facility w/2 Seller 300 HP boilers, 1 steam chest (room for additional steam chest), R & R 1000 controller, R & R Grain Cleaner, 2 temper bins & 1 dry bin (44,000± bu total). 24x56 R & R Flaker Mill processes 30 ton/hour, w/ processed flaked corn delivered to 3 concrete bays. Facility is 4 years old.

Micro Beef Technology system integrates throughout the office, trucks, batch box, and feedyard to calculate, track, load, and deliver specific rations to each pen. Micro Technologies provides nutrient and health management. Currently flaked corn, ground straw and alfalfa, dried distillers grain, and CCDS (condensed corn distillers w/ solubles) and liquid supplements are loaded into and mixed in feed truck.

- (4) 60,000± bu grain cone bins w/ air – 3,350± bushel per hour leg
- 6 - Liquid supplement tanks (total capacity 96,000 gallon)
- 450,000± bushel flat storage w/in floor air, Hutchinson Loop System to load and unload grain
- 200,000± bushel flat storage on cement



Flat Storage (Covered & Cement)



Seller 300 HP Boilers



Batch Box

Operations & Waste Control

Receiving



FEEDING, RECEIVING, SHIIPPING & HOSPITAL PENS
25,000± head capacity; 178 feed pens with 16' drover alleys; 27,000± linear feet of cement continuous-pour bunk with 16' & 20' aprons; 25%± of fence is pipe and cable fence; 75%± of fence is pipe and continuous fence; Johnson & Concrete continuous-flow waterers with overflow into pipe, then drainage ditch; average pen size 240± head.

Processing/shipping facility is centrally located with all feedyard alleys leading to it. Processing building is 60' x 90' with 40' x 60' enclosed; includes 14' x 28' ground scale w/ Bud box, R & R Tough Extended Version hydraulic chute, Blatner double alley transition to single alley thru chute, drain in barn, heated with overhead door, 6 hospital pens.

Receiving facility has 6 pens to receive cattle 24 hours a day, and can hold up to 1,500 head at one time with water and feed while waiting to be processed.

- Corn, wheat straw & corn stalk roughage and alfalfa are purchased within 20-30 mile radius
- Wet distillers grain is easily accessible (7± miles to Sterling Ethanol plant and ethanol plants are also located in Bridgeport, NE, Madrid, NE & Yuma, CO)
- Liquid supplement provided by Performance Plus located in Sterling
- Excellent access via county road – 1.7± miles to Highway 14 / 7.8± miles to I-76
- Potential for 15,000± head expansion

Processing & Shipping



Office & Scales



OFFICE / SCALES

3,000 sq ft office (Lester building) is 3 years old and has 4 offices, 3 baths, reception & conference room, employee break room, in-floor heat and forced central air. Scale area has 120,000 lb capacity Fairbanks Morse platform scale, with digital readout and grain moisture tester.

WASTE CONTROL

CAFO Permit recently updated and certified for 25,000 head capacity. Feedyard effluent drains and/or is pumped into 3 retention ponds and one main holding pond. Effluent is dewatered via pipeline to the 2 pivots.

Livestock control waste management plan and permitting has been completed by Settje Agri Services and Engineering, Inc.

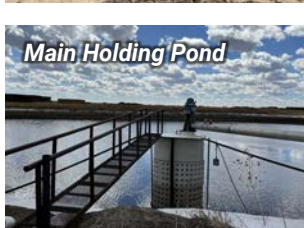
16' & 20' Aprons & Waterers



New Retention Pond



Main Holding Pond



Irrigation / Commercial Livestock Water

152± acres pivot irrigated by 7-tower Reinke poly-lined pivot and 8-tower Reinke aluminum pivot. 2 irrigation wells & 3 commercial livestock wells augmented by Logan Well Users. Commercial livestock wells are on VFD pumps, allowing on-demand pumping. Effluent is dewatered via pipeline to both pivots.

Seller owns 35± acres 3.5± miles north of feedyard with a recharge augmentation pond. Use of pond is included within North Sterling Irrigation District Augmentation Plan and as landowner, Seller receives 25% of earned credits.

8-tower Reinke Pivot



7-tower Reinke Pivot



Reinke Pivot Control



35± Ac Augmentation Pond Site



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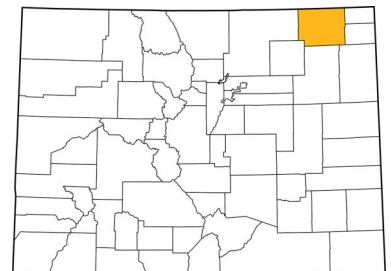
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Advantage Feedyard Auction

447± Total Acres

**ONLINE
ONLY
Auction**

LOGAN COUNTY, CO



**Thursday, May 2, 2024
Bidding Opens at 8 AM Closes
at 12 PM (noon) MT**

25,000± head feedyard and equipment located 6± miles from Sterling, CO. Features R & R steam flaking facility, 27,000± linear feet continuous pour bunk, 934,000± bushels of grain storage, office with scales, support buildings, facilities, pivot irrigated and much more!

