

A. H. TETSELL IRRIGATED LAND AUCTION

LOGAN COUNTY, COLORADO

**ONLINE
ONLY
Auction**

Thurs, November 13, 2025

Bidding Opens: 8:00 am MT

"Soft" Closes at 12:00 pm (noon)

124±
TOTAL ACRES

LOGAN COUNTY, CO



A rare opportunity to purchase property in a prime location with upside potential.

For More Information:

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Auction Terms & Conditions / Location Map

ONLINE BIDDING PROCEDURE: The A. H. TETSELL Property will be offered for sale in 1 parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on November 13, 2025. The auction will "soft close" @ 12:00 noon, MT on November 13, 2025. Bidding remains open as long as there is continued bidding on the parcel. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid at any time before bidding closes. 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 A. H. Tetsell Irrigated Land Auction property 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 full terms and conditions of the Due Diligence Packet; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies.

TERMS: Upon conclusion of the auction, the highest bidder(s) will enter into a contract for the amount of the bid & 15% of the purchase price is due as earnest money, to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Sample contract is available within the Due Diligence Packet.

CLOSING: Closing is on or before December 12, 2025. Closing to be conducted by Northeast Colorado Title Company. 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 and encumbrances and matters 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. 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 as designated.

REAL ESTATE TAXES: 2025 real estate taxes due in 2026 to be paid by Seller.

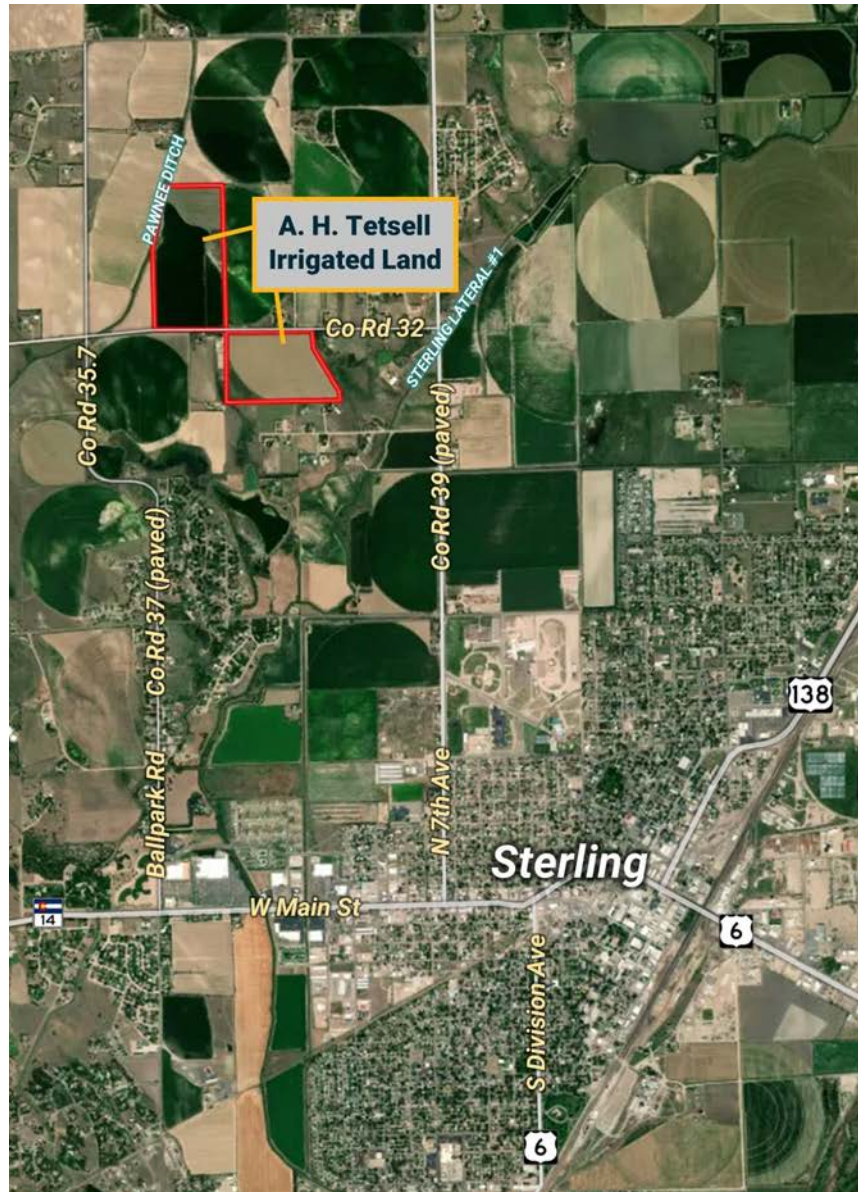
WATER RIGHTS & EQUIPMENT: Seller to convey all water rights, irrigation well, ditch and reservoir rights, and lateral and canal rights; and all easements and rights-of-way associated with and appurtenant to the property. Seller to convey 4 shares of The Farmers Pawnee Canal Company, 119.8 acre rights within the Logan Irrigation District, all their rights, title and interest to the Logan Well Users Augmentation Plan and Irrigation Well Permit #20269 and equipment.

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 to Buyer(s).

ACREAGES: All stated acreages are obtained from the FSA office and/or county tax records. All bids are for the total parcel without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in this packet and/or stated at the auction.

GROWING CROPS: No growing crops.



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. Reck Agri Realty & Auction does not offer broker participation for "A. H. Tetsell Irrigated Land 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.

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Overview / Parcel Map / Description



OVERVIEW

Located less than 2.5 miles north of Sterling, this strategically located property includes 112.2± acres of irrigated cropland. 46.3± acres irrigated by 7-tower Zimmatic pivot and 65.9± acres flood irrigated primarily by ditch water with a supplemental well. Irrigation water includes 4 shares of The Farmers Pawnee Canal Company, 119.8 acres within the Logan Irrigation District, and irrigation well. Possession upon closing. Seller to convey all owned mineral rights.



QUICK FACTS

- 124.6± total assessed acres
- 46.3± acres pivot irrigated / 65.9± acres flood irrigated / 12.4± acres corners/grass/rds
- Logan County, CO
- Located from Main/N 7th Ave in Sterling, CO, 2.0± mi N on N 7th Ave (Co Rd 39) to Co Rd 32, 1/2 mi W
- 4 shares of The Farmers Pawnee Canal Company
- 119.8 acre rights within the Logan Irrigation District (LID)
- Well Permit: #20269 adj. in Water Court Case #W-531
- Pivot: 7-tower Zimmatic
- Irrigation Well: 40 HP elec. motor & pump
- Collection Pond: 30 HP Fairbanks Morse elec. motor & pit pump
- R/E Taxes: \$1,510.20 (2024)
- LID Water Assessment: \$658.90 (2024)
- The Farmers Pawnee Canal Company Water Assessment: \$2,000 (2025)
- Legal: T8N, R52W, Logan County, CO, Sec 18: The W1/4SW1/4 EXCEPT that part lying North and West of the Farmers Pawnee Canal Company right-of-way and irrigation canal; and Sec 19: The NE1/4NW1/4 and the NW1/4NE1/4 EXCEPT a tract
- Possession upon closing
- Seller to convey all OWNED mineral rights

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959,888

total acres sold

19,034

auction attendees

441

successful auctions

What's inside:

A. H. TETSELL IRRIGATED LAND AUCTION

Logan County, CO
124± total acres

Pivot & flood irrigated acres
with water rights



A. H. TETSELL IRRIGATED LAND AUCTION

124± Total Acres | Logan County, CO

**ONLINE
ONLY
Auction**



ONLINE-ONLY AUCTION
Thurs., November 13, 2025
8am - 12pm MT

LOCATION—LOCATION—
LOCATION! 124.6± acres
situated just north of Sterling,
CO - Pivot and Flood Irrigated
with ditch and reservoir water
plus irrigation well.

