

# LAND AUCTION

**1,021 ± ACRE YUMA COUNTY, COLORADO  
RIVERBOTTOM, HOME, GRASS & CRP  
TO SELL IN 11 TRACTS OR COMBINATIONS  
GOODMAN FAMILY, SELLERS**

**COBBLESTONE INN & SUITES  
35952 U.S. HIGHWAY 385**

**WRAY, COLORADO**

**APRIL 23, 2014**

**WEDNESDAY • 9:30 A.M. MT**



**SHAY REALTY, INC.**

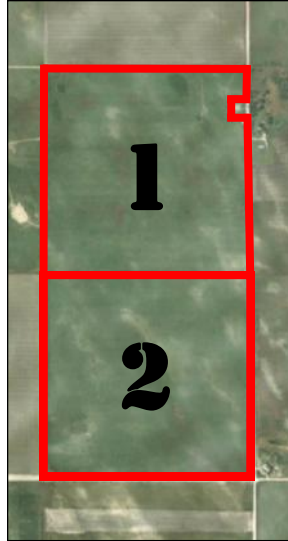
# SCENIC 1,021 ± ACRE RURAL WRAY, COLO.

## TRACT #1 — 159± AC.

T1N-R45W

Sec. 3: NE¼, less 1 ac. tract  
Bidding on 159± Acres CRP

Contract expires 9/30/22  
\$34.82/Ac. annual payment  
No oil, gas or mineral rights  
Approx. 2013 Taxes: \$170.01



## CRP & MINERALS



## TRACT #3 — MINERAL RTS.

Mineral rights for Tract #1 Land  
T1N-R45W  
Sec. 3: NE¼

Bidding on minerals for 160 Ac.  
One current producing Gas Well

## TRACT #2 — 160± AC.

T1N-R45W

Section 3: SE¼

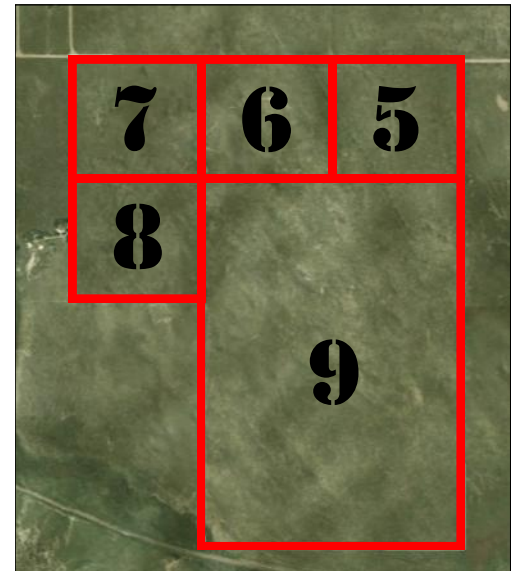
Bidding on 160± Acres CRP  
Contract expires 9/30/22

\$34.82/Ac. annual payment  
No oil, gas or mineral rights  
Approx. 2013 Taxes: \$138.73

## TRACT #4 — MINERAL RTS.

Mineral rights for Tract #2 Land  
T1N-R45W  
Section 3: SE¼

Bidding on minerals for 160 Ac.  
No current Production  
Approx. 2013 Taxes: \$20.01



## TRACT #5 — 40± AC.

T2N-R44W

Section 34: NW¼NW¼

Bidding on 40± Acres Grass  
Seller's Mineral Rights included  
Borders County Road 37

May be subject to 40' access ease-  
ment on E. edge for Tract #9  
Approx. 2013 Taxes: \$21.09

## TRACT #6 — 40± AC.

T2N-R44W

Section 33: NE¼NE¼

Bidding on 40± Acres Grass  
Seller's Mineral Rights included  
Borders County Road 37

Approx. 2013 Taxes: \$21.04

## TRACT #7 — 40± AC.

T2N-R44W

Section 33: NW¼NE¼

Bidding on 40± Acres Grass  
Seller's Mineral Rights included;  
Stock Well #90434; Bottomless Tank;  
Borders County Road 37;

May be subject to 20' or 40' access  
easement on W. edge for Tract #8  
Approx. 2013 Taxes: \$21.04

## TRACT #8 — 40± AC.

T2N-R44W

Section 33: SW¼NE¼

Bidding on 40± Acres Grass  
Seller's Mineral Rights included  
If no access from adjoining land, then  
from easement on W. edge of Tract #7  
Approx. 2013 Taxes: \$21.04

## TRACT #9 — 240± AC.

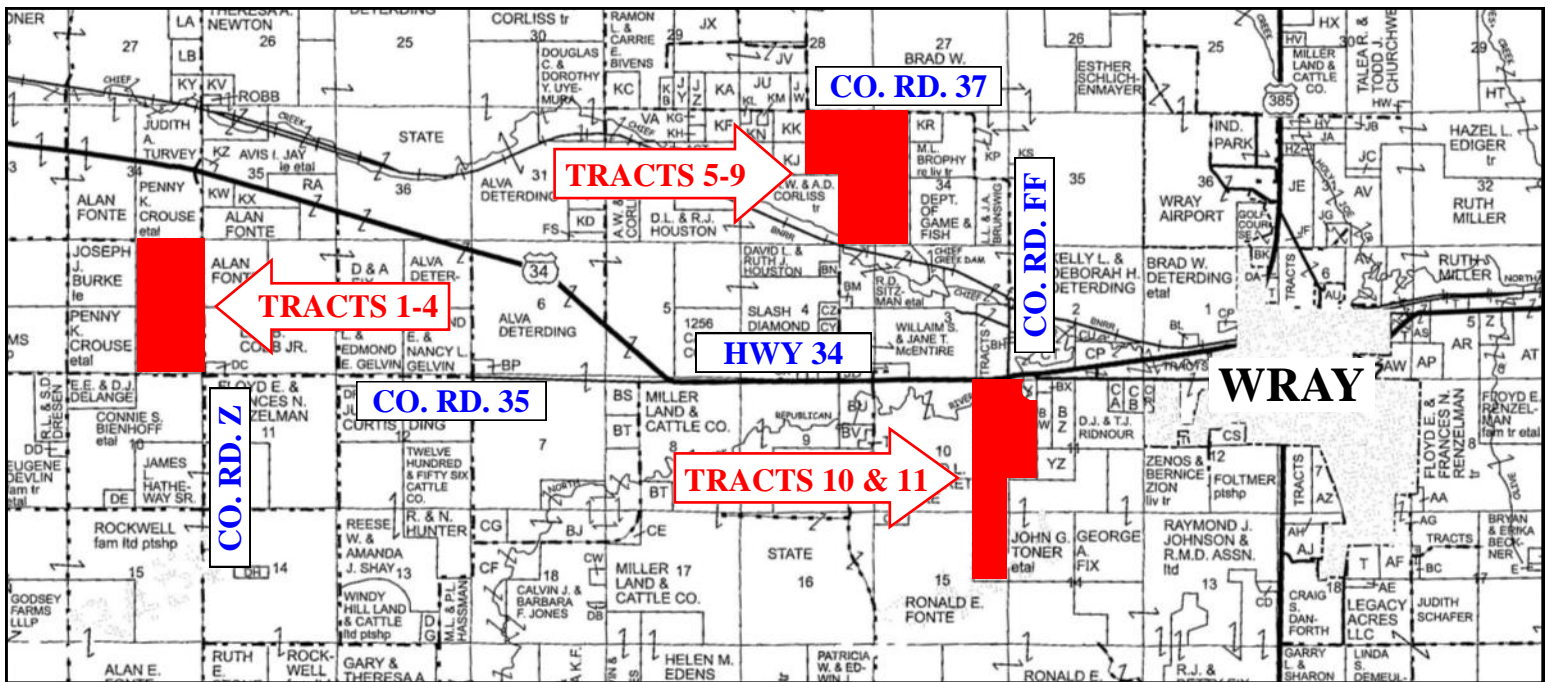
T2N-R44W

Section 33: SE¼NE¼, E½SE¼  
Section 34: SW¼NW¼, W½SW¼

Bidding on 240± Acres Grass  
Seller's Mineral Rights included  
Live water in SW corner  
If no access from adjoining land, then  
from easement on E. edge of Tract #5  
Approx. 2013 Taxes: \$126.40

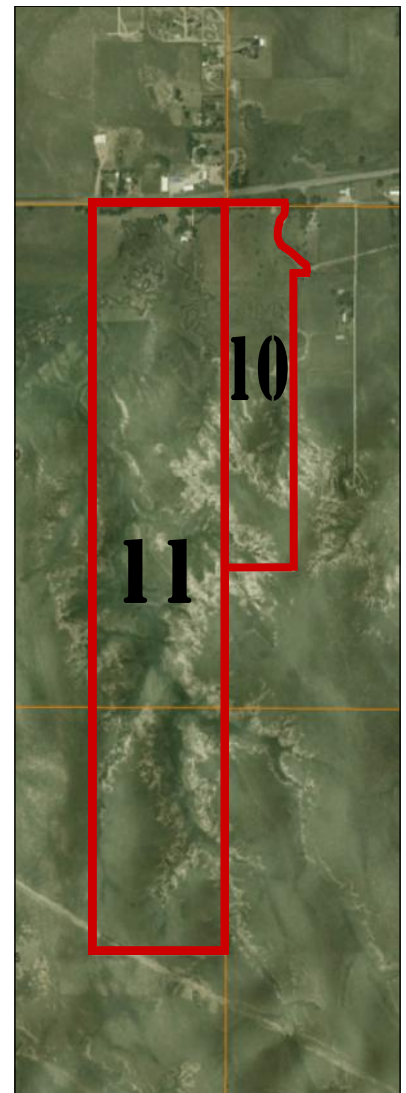


# PROPERTY TO SELL AT AUCTION APRIL 23!



**TRACT #10 – 62± AC.**  
 T1N-R44W  
 Sec. 11: W½NW¼SW¼  
 & Tract in W½NW¼  
 Bidding on 62± Acres  
 Riverbottom, Grass, Bluffs  
 Seller's Mineral Rights included  
 Borders US Hwy. 34  
 Approx. 2013 Taxes: \$47.50

**TRACT #11 – 240± AC.**  
 T1N-R44W  
 Section 10: E½E½; Section 15: E½NE¼  
 Bidding on 240± Acres Riverbottom, Grass &  
 Bluffs, Home & Improvements  
 Seller's Mineral Rights included  
 Domestic/Stock Well #30428  
 Borders US Hwy. 34  
 Approx. 2013 Taxes: \$725.59



## FEATURES OF TRACT #11 RIVERBOTTOM GRASS, BLUFFS, HOME & IMPROVEMENTS



**BUYER INFORMATION  
 & OPEN HOUSES**  
 Fri., April 4 & Fri. April 18  
 3 - 7 p.m. MT  
 28960 Hwy. 34, Wray



- ✓ 1, 634 sq. ft. 2-bedroom, 2-bath home  
 Large living spaces, FAU & Central AC  
 Back Deck, Underground Sprinklers
- ✓ Domestic/Stock Well
- ✓ 48'x58' Barn converted to Shop
- ✓ 48'x25' 3+ bay Garage
- ✓ 18'x18' Shed
- ✓ Some Livestock Corrals

**WEDNESDAY, APRIL 23 - 9:30 A.M. MT - COBBLESTONE INN & SUITES**



# SHAY REALTY, INC.

107 E. WASHINGTON ST.  
ST. FRANCIS, KS 67756  
785-332-2566  
WWW.SHAYREALTY.COM

PRSRRT STD  
ECRWSS  
U.S. POSTAGE  
PAID  
EDDM Retail

2014 APRIL						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

**LOCAL  
POSTAL CUSTOMER**

**THANK YOU FOR POSTING!**

**DON'T MISS THIS OPPORTUNITY  
TO OWN A BEAUTIFUL PIECE OF  
YUMA COUNTY, COLORADO!**



## TERMS & CONDITIONS

**MANNER OF SALE** Sale is absolute with the property selling to the highest bidder auction day without minimum or reserve. Real estate will be offered in individual tracts and combinations of tracts. The property will sell in the manner which produces the highest price for the Seller.

**TERMS** 15% of the contract price will be due immediately after the auction, with the balance due at closing, on or before May 21, 2014. Personal and corporate checks are acceptable for the down payment with the final payment in good funds. Purchase is not contingent upon financing, appraisals, surveys or inspections. Financing, if necessary, should be approved prior to the auction. Each successful bidder will be required to enter into a Purchase Contract immediately following the auction. Example copies of the contract will be available prior to the sale.

**EVIDENCE OF TITLE** Seller will provide title insurance to Buyer in the amount of the purchase price, premium paid by Seller. Title insurance policy commitments will be available on sale day or prior to upon request.

**INSPECTIONS** There is no inspection period in the contract, therefore, each potential bidder is responsible for conducting his own independent inspections and due diligence concerning pertinent facts about the property prior to the auction. All information is deemed to be from reliable sources. Neither the Seller nor Shay Realty, Inc. is making any warranties about the property, either expressed or implied. To schedule inspections of the property, contact Shay Realty, Inc.

**ACREAGES** All acreages are considered to be approximate and tracts will be sold by acres advertised. The acreage figures are from sources believed to be reliable. All FSA information is subject to change. The FSA acres may not be the same as deeded acres.

**LEASES** There are currently no leases on the property.

**TAXES** All taxes are considered approximate. Seller will pay the 2013 and prior years' taxes with the taxes for 2014 to be paid by the Buyer.

**FSA PAYMENTS & CRP CONTRACT** Buyer shall receive all future FSA payments. Buyer shall assume the position, responsibilities and obligations of the Seller in all FSA and CRP contracts. Buyer of Tracts 1 & 2 shall receive the 2014 and future CRP payments.

**MINERAL RIGHTS** Seller reserves all oil, gas, geothermal, and mineral rights currently owned by Seller on Tracts 1 & 2 and they are offered in Tracts 3 & 4. Mineral Tract #3 includes Seller's production payments associated with the existing gas well. Tracts 5-11 include of all oil, gas, geothermal, and mineral rights currently owned by Seller.

**EASEMENTS** Sale is subject to all rights of way and easements, whether recorded or not, and subject to any oil and gas leases of record. Access easements shall be provided for the benefit of Tracts 8 & 9 only if Buyer lacks access through adjoining tracts or property.

**ACCESS** All existing access points from Highway 34 and county roads should be considered for agriculture use only (with the exception of existing Tract 11 residential access point). No new access permits have been applied for by or granted to the Seller. Additional access points and roads other than those legally in existence shall be the responsibility of the Buyer. Neither the Seller nor Shay Realty, Inc. is making any guarantees regarding access permits or access into the property.

**SURVEYS** There have been no surveys of the individual tracts. The tracts will sell by descriptions advertised – Seller will not provide any surveys. Surveys, if desired, shall be the responsibility of the Buyer. Tract boundaries may not be fenced and existing fences may not lie on the property boundary lines. Neither the Seller nor Shay Realty, Inc. is making any warranties as to the exact location of fences, tract or property boundaries.

**WATER** All water rights owned by Seller shall go to the Buyer. All Bidders should satisfy themselves as to their individual water concerns. Neither the Seller nor Shay Realty, Inc. is making any warranties pertaining to water or its availability, either expressed or implied.

**POSSESSION** Early possession will be given on the grass acres on May 1, 2014. Possession of CRP acres, home and improvements will be on the day of closing.

**AGENCY** The Listing Broker with Shay Realty, Inc. is the Seller's Agent. No compensation for other agents available for this transaction. Announcements made at the auction are in addition to and take precedence over any printed material or prior representations.