

DETTA HELMSING ESTATE PIVOT IRRIGATED LAND AUCTION

LOGAN & SEDGWICK COUNTIES, COLORADO

**ONLINE
ONLY
Auction**

Thurs, November 20, 2025

Bidding Opens: 8:00 am MT

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

Parcel #2 View south to north

254±
TOTAL ACRES

LOGAN & SEDGWICK
COUNTIES, CO



Two pivot irrigated parcels - one in Logan County and one in Sedgwick County, CO

For More Information:

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Location Map + Auction Terms



ONLINE BIDDING PROCEDURE: The Detta Helmsing Estate Pivot Irrigated Property will be offered for sale in 2 parcels with reserve. **BIDDING WILL BE ONLINE ONLY.** Bidding will begin @ 8:00 am MT on Thursday, November 20, 2025. The auction will "soft close" @ 12:00 noon, MT on Thursday, November 20, 2025. Bidding remains open as long as there is continued bidding. Bidding will close when 5 minutes have passed with no new bids on either parcel. Bidders may bid on any and/or all parcels 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 Detta Helmsing Estate Pivot 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 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 19, 2025. Closing on Parcel #1 to be conducted by Northeast Colorado Title. Closing on Parcel #2 to be conducted by Sedgwick County Title. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Personal Representative's Deed free and clear of all liens and encumbrances and matters shown within the title commitment.

POSSESSION: Possession of Parcel #1 upon closing. Parcel #2: Possession for the 2026 crop season.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels as designated.

GROWING CROP: Parcel #1: Growing wheat conveyed to Buyer(s). **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.

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: Parcel #1 - 16 shares of Harmony #1 Ditch Company; and Parcel #2: Irrigation Well Permit #013068-F (Sedgwick Well Users). Equipment described within parcel descriptions.

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.

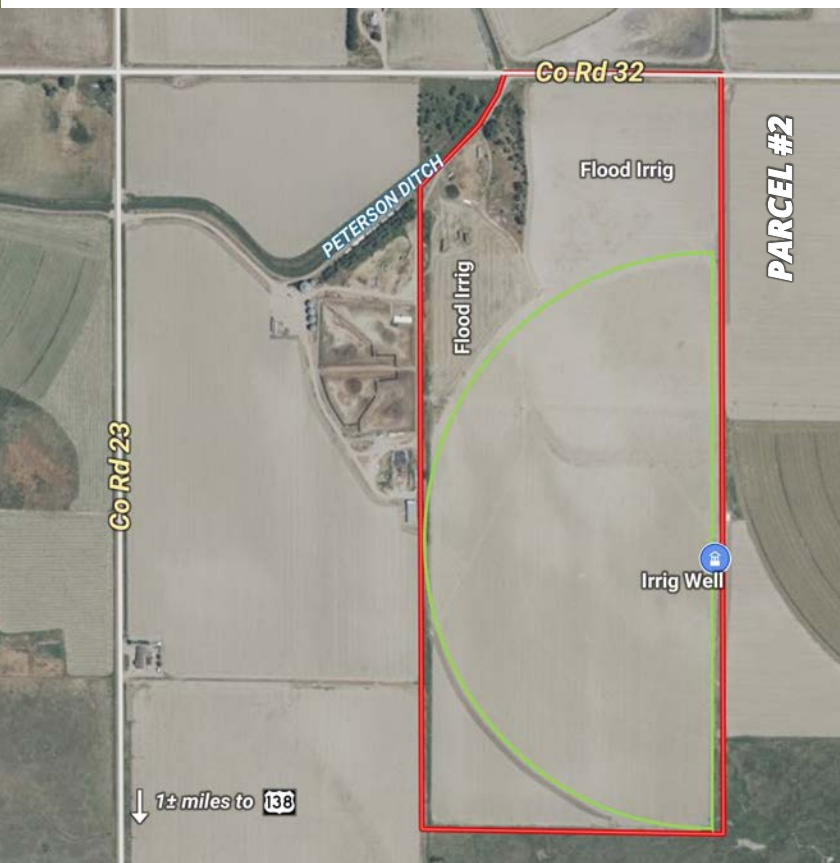
ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, 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 "DETTA HELMSING ESTATE PIVOT 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.

Parcel Descriptions + Aerial Maps

PARCEL #1 | Logan County, CO | 160± total acres

- 123± acres pivot irrigated / 37± acres dryland/grass corners & roads/waste
- Located 6.5± mi northeast of Crook or 11.5± mi west of Sedgwick, CO
- Co Rd 66 (south boundary)
- 2± miles west of Julesburg Reservoir
- 16 shares of the Harmony #1 Ditch Co.
- 8-tower Valley Pivot w/pit pump
- Possession upon closing; Seller to convey growing wheat to Buyer(s)
- R/E Taxes: \$1,966.00 (2024)
- Water Assessments: \$800.00 (2025)
- LEGAL: SE1/4 of Sec 21, T11N, R48W
- Seller to convey all OWNED mineral rights

STARTING BID: \$325,000



PARCEL #2 | Sedgwick County, CO | 94± total acres

- 58.5± acres pivot irrigated / 27.9± acres flood irrigated
- 7.6± acres roads/waste
- Located 4.5± miles east of Sedgwick, CO or 2± miles west of Ovid, CO
- Co Rd 32 (north boundary)
- Irrigation Well #013068-F, Sedgwick County Well Users
- 7-tower Reinke Pivot w/40 HP electric motor and pump
- Possession available for 2026 growing season
- R/E Taxes: \$740.74 (2024)
- Water Assessments: \$1,336 (2024)
- LEGAL: E2W2 Sec 1, T11N, R46W
- Seller to convey all OWNED mineral rights

STARTING BID: \$300,000



Parcel #2 View from SW to NE

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Parcel #1 View from south to north



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.

956,846

total acres sold

19,034

auction attendees

441

successful auctions



What's inside:

DETTA HELMSING ESTATE PIVOT IRRIGATED LAND AUCTION

2 Parcels | 254± total acres

ONLINE-ONLY AUCTION

November 20, 2025

8am - 12pm MT



DETTA HELMSING ESTATE PIVOT IRRIGATED LAND AUCTION

254± Total Acres | 2 Parcels

**ONLINE
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Parcel #2 View north to south

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8am - 12pm MT

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**SCAN QR WITH YOUR
PHONE CAMERA**

View more details, photos,
an interactive map & more!



Parcel #1 View north to south