

Austin & Austin

REAL ESTATE

Since 1903

August 30, 2021

We have been retained on behalf of the Juanita McCauley Estate to sell their farm property located east of Greeley, Colorado in Weld County. After much discussion we have decided to offer the farm by a private treaty bid process to those who have expressed an interest in purchasing the property.

You are receiving this packet because you've either been listed as an interested party by the Seller or you have requested to be included in the process.

The process will work as outlined below:

Bid Period: Bids will be accepted until **NOON, OCTOBER 1, 2021.**

Bids **MUST** be presented on the enclosed McCauley Farm Offer Sheet, in writing, signed, and delivered to Austin & Austin Real Estate at the location listed below **PRIOR to the ABOVE DEADLINE, NO EXCEPTIONS!**

Office Location:

Austin & Austin Real Estate

1823 65th Avenue

Suite 2

Greeley, Colorado 80634

Minimum Bid Amount: \$2,200,000.00

Deposit: Each bid **MUST** include a Deposit check made payable to **Stewart Unified Title** in an amount equal to 5% of your bid amount. If your bid is accepted, your check will be deposited, cashed, and becomes a **non-refundable** deposit that will be forfeited if the transaction fails to close, through no fault of seller, according to the terms and conditions as outlined in the REAL ESTATE PURCHASE CONTRACT, a copy of which is included in this packet.

Bids made without an accompanying Deposit check will not be considered.

If your bid is not accepted your original Deposit check will be returned.



Terms: CASH, no buyer contingencies will be accepted.

Closing: On or before December 15th, 2021

Real Estate Contract: The chosen bidder shall enter into a

REAL ESTATE PURCHASE CONTRACT (attached)

Contract was written by Sellers Attorney

No Buyer contingencies allowed, the 5% Deposit money shall be non-refundable.

Title Insurance: Title Insurance will be provided by Seller through Stewart/Unified Title Company.

Copies of said Commitment for Title Insurance are included for your inspection.

Seller reserves the right to accept, reject, and or counter any and all offers.

If you have any questions, please contact:

Ted Carlson

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Austin & Austin Real Estate

Gail Coleman

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Berkshire Hathaway-Greeley

Thank You,

Ted Carlson CLS GRI

Austin & Austin Real Estate

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