

RICHLAND COUNTY LAND AUCTION

WEDNESDAY, NOVEMBER 5, 2014 • 2:00 P.M.

41.6+/- IRRIGATED ACRES

**LOCATION OF SALE: SIDNEY, MT- ELKS CLUB-123 3RD Street SW
FOR MORE INFORMATION: RICK KNIEPAMP 406-485-2548 or 406-939-1632**

OWNER: Gary and Janet Steinley of Sidney, MT will offer the following property to the public at auction. The final bids will be subject to their approval. The Owners reserve the right to accept or reject any and all bids.

LAND LOCATION: Sidney, MT- From the Cenex Station, take Highway 16 South for 1.1 miles, turn left on Road 123 (by Amunrud's RV) for 1.4 miles.

LEGAL DESCRIPTION: S09, T22 N, R59 E, E2NE LESS 20 AC & 18.40 AC

A title commitment has been ordered and will be available, at their request, to prospective buyers for inspection prior to sale day. The above may or may not be the proper legal description; it was taken from the Richland County Tax Receipts.

WATER RIGHTS: Any water rights held will transfer. The water rights are with the Lower Yellowstone Ditch Company.

MINERAL RIGHTS: No mineral rights will transfer.

TAXES: Taxes will be pro-rated from the day of closing.

TITLE INSURANCE: Standard owner's title insurance will be provided by the seller through Security Abstract Title Company, 106 2nd Street SE, Sidney, MT 59270 (406)433-1010

TERMS: Cash. 10% down sale day, the balance due at closing in January of 2015 at the office of Security Abstract Title Company, 106 2nd Street SE, Sidney, MT 59270 (406)433-1010

BUYERS PREMIUM: A 2 % Buyers premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

Your bid is considered acceptance of the terms of this auction. If you, the Buyer fails to close, the down payment is non-refundable. If the Sellers fail to close, 100% of the down payment will be returned. At this time, there is no known reason that the Sellers would not be able to close. All funds are held in the escrow account of Security Abstract Title Company, 106 2nd Street SE, Sidney, MT 59270 (406)433-1010

All information is from sources deemed reliable, but is not guaranteed by the Sellers or the Auctioneers. Offering is subject to error, omission, and approval of purchase by owner. We urge independent verification of each and every item submitted to the satisfaction of any prospective buyer. It is every potential bidder/purchaser's sole responsibility to accomplish his or her due diligence in whatever manner he or she deems advisable. Announcements made sale day take precedence over any printed materials. The property sells "As is-Where is."

R-K Statewide Auction Service and its auctioneers are acting solely as auctioneers for the Sellers.

FOR MORE INFORMATION CONTACT:
R-K Auction Company
www.r-kauction.com
Rick Kniepkamp • (406)485-2548 or (406)939-1632 cell

AUCTIONEER'S NOTE:
This is a PRIME piece of property located only 5 minutes from Sidney. It is highly productive irrigated land. Please call for more information. See you WEDNESDAY, November 5th!
Rick



RK
Rick Kniepkamp



Circle, Montana **Statewide Auction** (406) 485-2548

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