

# RICHLAND COUNTY LAND AUCTION



**50.22 +/- TOTAL ACRES & 45.6 +/- IRRIGATED ACRES**

**THURSDAY,  
NOV. 19, 2015  
1:00 P.M.**

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

•OWNER: Daniel C and Teresa M Halley 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: From Sidney, MT-Take Highway 200 toward Fairview for 4.5 miles, turn right on Road 129 for 6/10's of a mile.

•LEGAL DESCRIPTION: SE4 of Section 2, Township 23 N, Range 59 E, Richland County, Montana Principle Meridian

Lot 11 of Halley Subdivision, filed for record in the Clerk and Recorder's office on April 9, 2013 at 1:50 P.M. DOC #576905 and being a tract of land

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 comes from the Lower Yellowstone Ditch Company. There are two outlets to irrigate this property which makes it possible to irrigate much faster.

•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 Richland County Title, 1050 S Central, Sidney, MT 406-433-8584

•TERMS: Cash. 10% down sale day, the balance due at closing approximately 30 days from sale date at the office of Richland County Title, 1050 S Central, Sidney, MT 406-433-8584

•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 Richland County Title, 1050 S Central, Sidney, MT 406-433-8584

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 that lays just 5 miles from Sidney, MT. This land irrigates very quickly with two turn-outs. There are lots of pheasants in the area. Please call for more information. See you THURSDAY NOVEMBER 19!

Rick



**RK**  
Rick Kniepkamp



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

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