

# BOX ELDER CREEK RANCH LAND AUCTION

**WEDNESDAY, MARCH 2, 2016 2:00 P.M.**

**855 +/- ACRES IN DAWSON COUNTY  
GLEN DIVE, MT- MOOSE LODGE, 415 N MERRILL**



**OWNERS:** Keith Pagel will offer the following property to the public at auction. The final bid will be subject to his approval. The Owner reserves the right to accept or reject any and all bids.

**PROPERTY LOCATION:** From Glendive, MT- Take Interstate 94 East toward Wibaux for 16.7 miles to Exit 231 (Hodges Exit) Turn under Interstate & take Road 325 for 2.3 miles to T, turn right for 5.3 miles

**TO BE SOLD IN (3) THREE PARCELS & AS AN ENTIRETY**

**PROPERTY DESCRIPTION:**

**PARCEL I** 45 +/- Acres

Section 26, Township 16N, Range 58E

**HOUSE DESCRIPTION & SHOP:** Built in 2013-- 1920 sq ft Log House, (3) bedrooms, (2) full baths, (1) 1/2 bath, full basement w/attached 40x30 heated (3) car garage, BBQ patio

40x60 Shop w/overhead door & walk-in door w/24x24 attached office & bathroom



Full set of working Corrals, 30x120 Barn, Submersible Well

**PARCEL II** 650 +/- Acres

Section 26, Township 16N, Range 58E (595 +/- Acres) Box Elder Creek Runs through, there are (3) fenced Pastures, Shared well w/neighbors & has an underground water line w/tank

In 2012 all the farm ground was put into grass Section 27, Township 16N, Range 58E (55 +/- Acres) Spring-fed Tank

**PARCEL III** 160 +/- Acres

Section 24, Township 16N, Range 58E Submersible Well

**Wildlife:** There are mule deer, some antelope, sharptail, grouse and partridges found on the ranch.

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 Dawson County tax receipts. The above does describe the property to be sold.

**Mineral Rights:** No mineral rights transfer.

**Water Rights:** All water rights held will transfer.

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

**Title Insurance:** Standard owners' title insurance will be provided by the seller through First American Title Holding Company, 204 N Kendrick Ave, Suite 205, Glendive, MT (406)365-5482



**Terms:** Cash. 10% down sale day, the balance due at closing approximately 30 days from the Auction at the offices of First American Title Holding Company, 204 N Kendrick Ave, Suite 205, Glendive, MT (406)365-5482

**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 First American Title Holding Company, 204 N Kendrick Ave, Suite 205, Glendive, MT (406)365-5482

For more information & showings contact Rick Kniepkamp (406) 485-2548 or (406) 939-1632 cell

RK Statewide Auction Service  
3489 Hwy 200 S  
Lindsay, MT 59339  
www.r-kauction.com

**AUCTIONEER'S NOTE:**

Keith relocated to California and has decided to liquidate his ranch. Box Elder Creek runs year around through Parcel II. The house was built in 2013 and is in "like new condition". All the farmland was put into grass in 2012. You will have a chance to bid on each parcel and then we will tie it all together at the end. If there are no bids at the end to tie it as one parcel, you win the bid on each individual parcel.

See you on WEDNESDAY, MARCH 2ND at the Moose Club!  
Rick



**RK**  
Rick Kniepkamp



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

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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 items sell "As is-Where is." R-K Statewide Auction Service and its auctioneers are acting solely as auctioneers for the Sellers.