

+/- 80 TOTAL ACRES W/+/- 75.5 IRRIGATED • +/- 1/4 MILE OF YELLOWSTONE RIVER FRONTAGE

ROSEBUD COUNTY

# LAND AUCTION

WEDNESDAY, NOVEMBER 2, 2016 • 6:00 P.M.

## Sale Location: Miles City Town & Country Club - 4th & Eagle Street, Miles City, MT

**OWNERS:** The Stinson Family Trust 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 Miles City, MT- Take I94 W toward Billings for 33.5 miles, turn at Exit 103 (Rosebud Creek Road) take Road 446 for 1 mile, turn left and go over Yellowstone River for 9.5 miles, turn South (right) on Thurlow Road for 7/10ths of a mile, turn West (right) for 1/2 mile.  
From Forsyth, MT- Take I94 East for 9 miles to Exit 103, then follow above directions.

### PROPERTY DESCRIPTION:

Section 11, Township 06N, Range 43E  
LOT 1 & SWSE

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 partially taken from the deed. The above does describe the property to be sold.

### Improvements

2009-1363 sq. ft. home, 3-bedroom w/ 2 full baths, 26x26 two car garage w/ full bath. Artisan well. There are +/- 75.5 acres of irrigation. Irrigation water is provided by Carterville Ditch Company. Water costs of +/- \$9.00 per acre are included in the property taxes

**Wildlife & Recreation:** +/- 1/4 mile of river frontage with timbered land; fantastic for hunting and fishing. There are trophy whitetail, abundant pheasants, turkeys, geese and Yellowstone River fishing with sauger and catfish.



**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:** will be provided by the seller through First Montana Title, 879 Main, Forsyth, MT 59327 (406)356-2011

**Terms:** Cash. 10% down sale day, the balance due at closing approximately 30 days from sale date, at the offices of Krutzfeldt & Jones, Janette Jones, Attorney at Law, 507 Pleasant Street, Miles City, MT 59103 (406) 234-1222

**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 Seller fails to close, 100% of the down payment will be returned. At this time there is no known reason that the Seller would not be able to close. All funds are held in the escrow account at Krutzfeldt & Jones, Janette Jones, Attorney at Law, 507 Pleasant Street, Miles City, MT 59103 (406) 234-1222

All information is from sources deemed reliable, but is not guaranteed by the Seller 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."

RK Statewide Auction Service and its auctioneers are acting solely as auctioneers for the seller.

**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**



**RK**  
Rick Kniepkamp



Circle, Montana

Statewide Auction (406) 485-2548

WE SELL & ADVERTISE ACROSS THE UNITED STATES

**www.r-kauction.com**

**Rick Kniepkamp (406) 485-2548 or cell (406) 939-1632**



**AUCTIONEER'S NOTE:** This is an exceptional piece of property that is close to the Interstate and approximately 110 miles from Billings, MT! This property is highly productive irrigated ground. Fantastic trophy whitetail and pheasant hunting. You can also find turkeys, ducks, geese and fishing in the Yellowstone River for Catfish and Sauger. Don't miss out on this opportunity to purchase your own hunters haven with river frontage.  
**Rick**