

WHEATLAND HILLS SUBDIVISION ABSOLUTE

REAL ESTATE AUCTION

WEDNESDAY, OCTOBER 4, 2017

AUCTION WILL BE HELD AT THE
RC COMPLEX MEETING ROOM,
307 BROADWAY, CULBERTSON, MT

AT 2:00 P.M.

OWNERS: Culbertson Development LLC whose address is Bozeman, MT will offer the following property to the public at auction.

FOR SHOWINGS & INFORMATION:

Rick Kniepkamp 406-485-2548 or 406-939-1632 cell



PROPERTY LOCATION: North Edge of Culbertson, MT

PROPERTY DESCRIPTION: (63) Developed Lots in Wheatland Hills Subdivision and +/- 12.709 Acres of undeveloped Land NE4 of Section 29, Township 28N, Range 56E Roosevelt County, MT

IMPROVEMENTS: All the lots have paved streets with curb and gutter. There is city sewer and water and underground electricity. All lots are pinned.

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

Mineral Rights: No mineral rights will transfer.

Water Rights: All water rights held will transfer.

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

Buyer's Premium: A 2 % Buyers premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

Title Insurance: Standard owners' title insurance will be provided by the seller through Roosevelt County Abstract LLC, 228 3 Ave S, Wolf Point, MT 59201, 406-653-2800

Terms: Cash. 20% down sale day, the balance due at closing the week of November 6, 2010 at the office of Roosevelt County Abstract LLC, 228 3 Ave S, Wolf Point, MT 59201, 406-653-2800.

Your bid is considered acceptance of the terms of this auction. If you, the Buyer fail 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 Roosevelt County Abstract LLC, 228 3 Ave S, Wolf Point, MT 59201, 406-653-2800.

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 Sellers.

AUCTIONEER: Rick Kniepkamp (406) 485-2548 or (406) 939-1632 cell
RK Statewide Auction Service • 3489 Hwy 200 S, Lindsay, MT 59339
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AUCTIONEER'S NOTE:

Culbertson Development LLC, has decided to liquidate the Wheatland Hills Subdivision in Culbertson, MT. This is a GREAT investment opportunity for someone.

All of the ground work has been done on this subdivision and there is currently two rentals on this property at this time. We hope you will come and join us on Wednesday, October 4th!

Rick