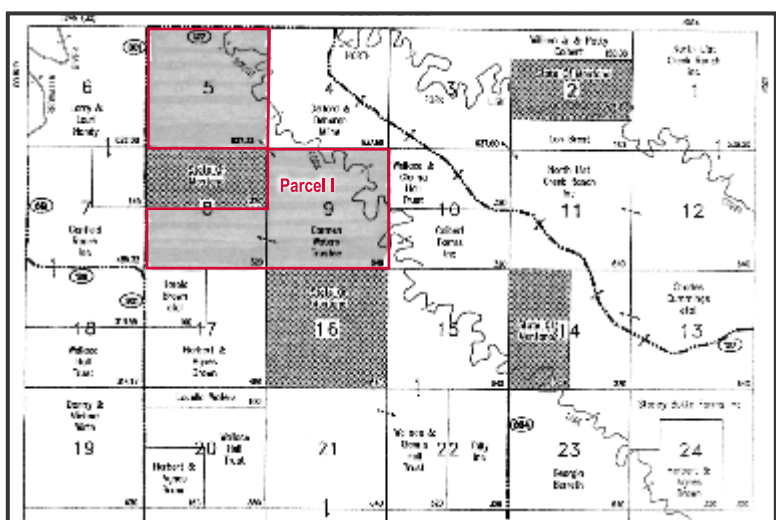
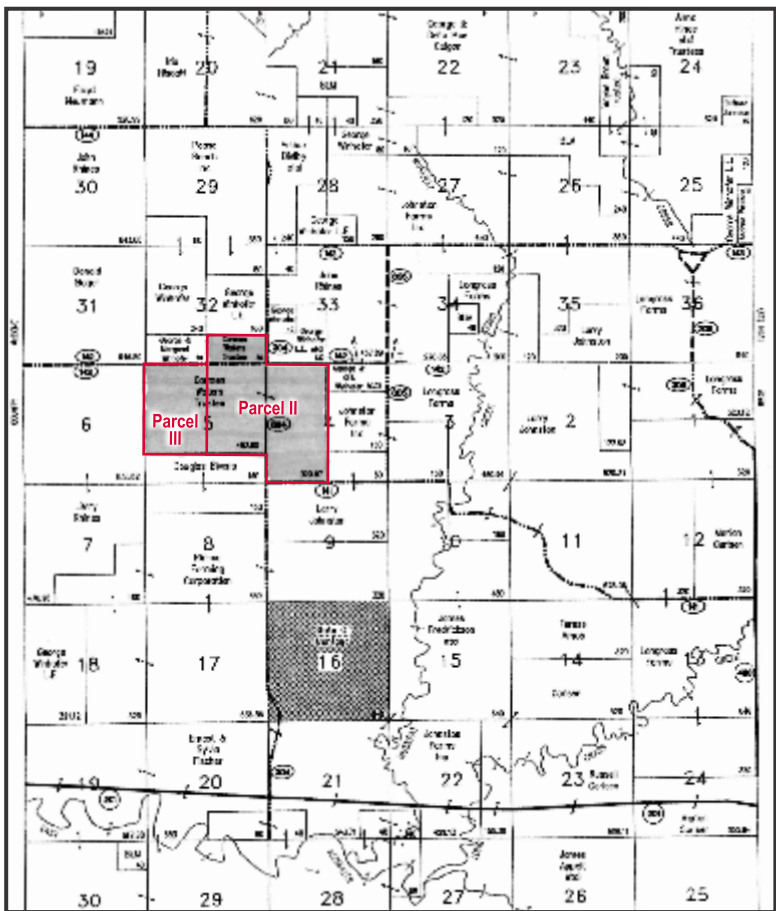


RICHLAND COUNTY LAND AUCTION

WATERS ESTATE

MONDAY, APRIL 30, 2018 - 2:00 P.M.

LOCATION: RICHEY, MT- Richey Senior Center on Main Street
FOR MORE INFORMATION: RICK KNIEPKAMP 406-485-2548 or 406-939-1632



OWNERS: Bryan Waters and Carmen Waters Co-Personal Representatives of the Estate of Louella Mae Waters and Carmen Waters Trustee of the Dale W. Waters Marital Fund A Trust and the Dale W. Waters Residuary Trust (collectively "Waters Estate") 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.

LEGAL DESCRIPTION:

• **PARCEL I**
+/-1597.32 Acres Deeded
Township 23 N, Range 51 E, M.P.M.
Section 5: Lots 1, 2, 3, 4, S 1/2 N 1/2, S 1/2 (All)
Section 8: S 1/2
Section 9: All

+/-1057.44 acres have been farmed in the past and +/-539.88 acres is native grass. Recently these acres have been used as dry land hay ground. The South fork of Lisk Creek runs through Section (5) and Section (9).

• **PARCEL II**
+/-641.97 Acres Deeded
Township 25 N, Range 51 E, M.P.M.
Section 4: Lots 3 & 4, S 1/2 NW 1/4, SW 1/4
Section 5: Lots 1, 2, S 1/2 NE 1/4, N 1/2 SE 1/4
Township 26 N, Range 51 E, M.P.M.
Section 32: S 1/2 SE 1/4
There is +/-577.32 Acres of Cropland and +/-64.5 Acres of Grassland

• **PARCEL III**
+/-241.3 Acres of Deeded
Township 25 N, Range 51 E, M.P.M.
Section 5: Lots 3 & 4, S 1/2 NW 1/4, N 1/2 SW 1/4
There is +/-219.37 Acres of Cropland and +/-21.93 Acres of Grassland

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.

MINERAL RIGHTS:
No mineral rights will transfer.

TAXES:
Taxes will be pro-rated to 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

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.

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.

AUCTIONEER'S NOTE:
This is some PRIME property in Richland County, with South Fork Lisk Creek running through Parcel (1). We hope to see you Monday, April 30th at 2:00! ~ Rick



RK
Rick Kniepkamp



Circle, Montana **STATEWIDE AUCTION** (406) 485-2548

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www.r-kauction.com

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

ELK RIVER PRINTING • SIDNEY, MONTANA

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