

ROSEBUD COUNTY LAND AUCTION

**+/- 253 TOTAL ACRES W/+/- 155 IRRIGATED
+/- 1 1/4 MILE OF YELLOWSTONE RIVER FRONTAGE**

**WEDNESDAY,
APRIL 6, 2016
6:00 P.M.**

**Sale Location: Miles City Livestock Yards-
337 Interstate 94 Business Loop-
Miles City, MT**



Owner: Millhollin LLC whose address is 53 Covarrubias Road, Rosebud, MT 59327 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 1.5 miles, turn West on Covarrubias Lane for 1.5 miles.
From Forsyth, MT- Take I94 East for 9 miles to Exit 103, then follow above directions.

Property Description: Section 08, Township 06N, Range 42E E2E2, NW4NE4, LOT 1, 2, 4, 5 less River & Road
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: 2007 Friendship Encore 16x76 Trailer Home, 3-bedroom 2-bath, 20x40 insulated & heated garage/shop, livestock corrals, automatic waterer in the corral, live well
There are +/- 155 acres of irrigation. Irrigation water is provided by Carterville Ditch Company. Water costs of +/- \$9.00 per acre are included in the property taxes
Erosion control plan was done on sections of the river in 2004.

Wildlife & Recreation: +/- 1 1/4 mile of river frontage with heavily 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 held will transfer.

Water Rights: All water rights held will transfer.

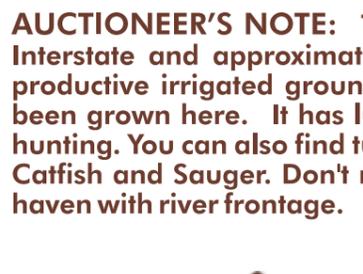
Taxes: Taxes will be pro-rated from the day of closing.

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 fail 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

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: 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. Corn, beets, spring wheat, soybeans and alfalfa have been grown here. It has lush meadows with 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



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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.

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