



DAWSON COUNTY LAND & HAY AUCTION

2080 +/- ACRES IN DAWSON COUNTY
TO BE SOLD IN (2) TWO PARCELS & AS AN ENTIRETY

THURS., OCTOBER 27, 2016 • 2:00 P.M.
Location - ELKS CLUB IN SIDNEY, MT

OWNERS: Park Plaza Motel Inc, Owner Ernie Clifton 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 Bloomfield, MT- Take Road 532 for 7.5 miles.

TO BE SOLD IN (2) TWO PARCELS & AS AN ENTIRETY

PROPERTY DESCRIPTION:

PARCEL I 1600 +/- Acres

Section 18, Township 19N, Range 55E (209 +/- Acres Farm Ground, 431 +/- Acres Native Grass)

ALL

HOUSE DESCRIPTION & SHOP: Built in 1986--1846 sq. ft. House, (4) bedrooms, (2) full baths, family room, 1120 sq. ft. basement, central air, forced air heat, 2-car attached garage

18x76 Gallatin Trailer House
40x72 Steel Building, 48x72 Calving & Storage Shed (New), 30x18 Enclosed w/22x100 Open Faced Shed, (2) Wells

13-Mile Creek Runs Through This Property
Section 19, Township 19N, Range 55E 640 +/- Acres Native Grass

ALL

13-Mile Creek Runs Through This Property

Section 12, Township 19N, Range 54E SE4

Section 12, Township 19N, Range 54E NW4

320 +/- Acres (75.7 +/- Acres is Farming, 160 +/- Acres is Alfalfa/Wheat Grass, 84.3 +/- Native Grass)
There is an underground water line from Section 18 to water Section 12 with two tanks.

PARCEL II 480 +/- Acres (445 +/- Acres Native Grass, 35 +/- Acres Alfalfa/Wheat Grass)

Section 3, Township 19N, Range 54E SE4

Section 10, Township 19N, Range 54E NE4

Section 11, Township 19N, Range 54E NW4

There are nice Springs on 13 Mile Creek in Section 3 and Section 11.

Wildlife: There are mule deer, many pheasants, 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

BUY/SELL AGREEMENT: Will be done by Peter Maltese, Attorney at Law, 609 S Central Ave, Sidney, MT, 406-433-6042

Buyers Premium on Real Estate Only: 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

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."

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

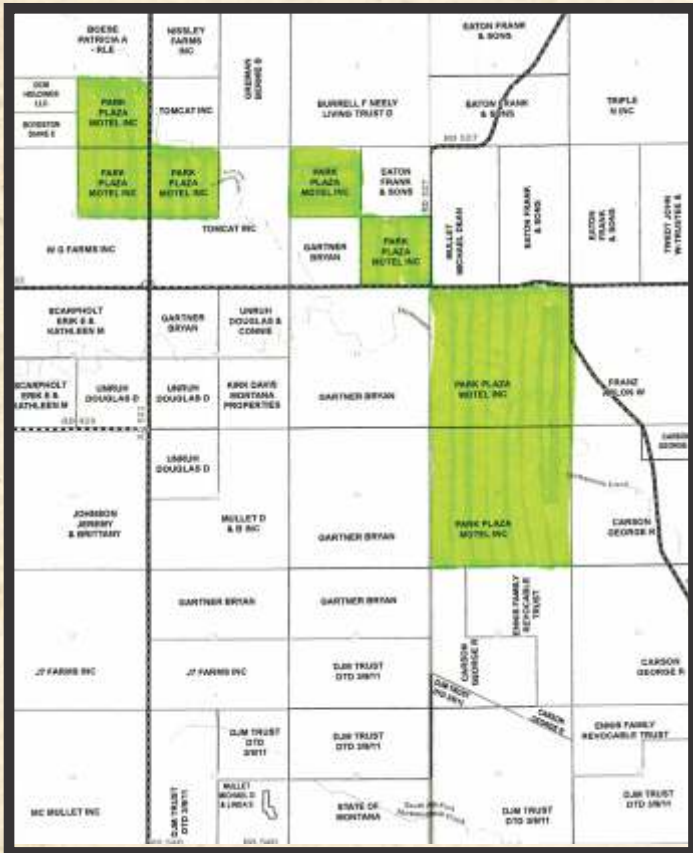
3489 Hwy 200 S • Lindsay, MT 59339

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HAY

(Hay will be sold by the bale)

- (292) Grass Alfalfa Bales (approx. 1000 #s)
- (259) First Cutting Alfalfa Bales (approx. 1250#s)
- (157) Second Cutting Alfalfa Bales (approx. 1250#s)
- (30) Bales of Grass Alfalfa Bales (approx. 1150#s)



RK
Rick Kniepkamp



Circle, Montana Statewide Auction (406) 485-2548

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AUCTIONEER'S NOTE:

Due to health reasons Ernie has decided to sell his ranch/farm in Dawson County. This is a "one of a kind" property with great out buildings and 13 Mile Creek running through it. We hope to see you on **THURSDAY, OCTOBER 27TH!**

Rick