

Prairie County LAND AUCTION

WEDNESDAY, MAY 10, 2023 1:00 P.M.

LOCATION: SALE WILL BE HELD AT CIRCLE, MT – VETS CLUB

OWNERS: WITTKOPP LAND LLC, CURT WITTKOPP, WHOSE ADDRESS IS CIRCLE, MT 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.

LEGAL DESCRIPTION

+/-1561.86 TOTAL ACRES W/+/-488.72 ACRES OF CROPLAND & +/-1073.14 ACRES OF GRASSLAND
S10, T16 N, R47 E,
N2NW4:SE4NW4:NE4:NE4SE4:LESS
6.71 STATE & 4.35 HWY

IMPROVEMENTS: East Duck Creek runs through the property and Section 10 & 11 has a well. 832 sq ft House w/basement, new siding, and windows, (approximately 10 years ago) roof (last year), nearly new appliances, 24x30 Implement Shed, (4) Grain Bins (3-2300 bushel & 1-1400 bushel)

S11, T16 N, R47 E, ALL
S14, T16 N, R47 E, ALL LESS 27.08 ST HWY

WATER RIGHTS: All water rights held will transfer.

MINERAL RIGHTS: No mineral rights will transfer.

WILDLIFE: Pheasants, Mule Deer and Whitetail.

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 Prairie County Tax Receipts.

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

TITLE INSURANCE: Standard owner's title insurance will be provided by the seller through Prairie Abstract & Title, 203 S Logan Ave, Terry, MT (406) 635-5472.

TERMS: Cash. 5% down sale day, the balance due at closing approximately 30 days from sale date at the office of Prairie Abstract & Title, 203 S Logan Ave, Terry, MT (406) 635-5472.

Buyer's Premium: A 2 % Buyer's 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

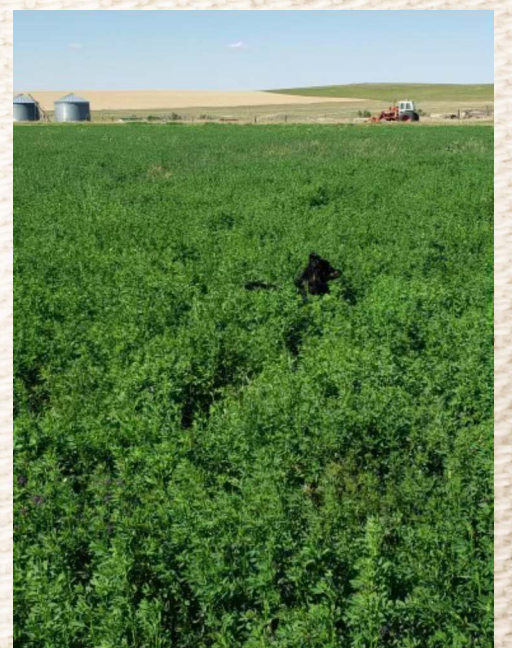
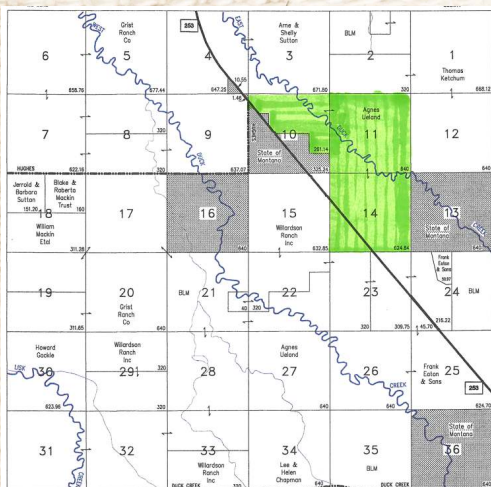
payment will be returned. At this time, there is no known reason that the Seller would not be able to close. All funds are held in the escrow account of Prairie Abstract & Title, 203 S Logan Ave, Terry, MT (406) 635-5472.

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 Seller.

FOR MORE INFORMATION CONTACT:
R-K Auction Company
www.r-kauction.com
Rick Kniepkamp
(406)485-2548 or (406)939-1632 cell



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AUCTIONEER'S NOTE
Here is an opportunity for someone to own a prime piece of property in Prairie County. There is an abundance of wildlife, including pheasants, Whitetail and Mule Deer. There is an older home that has been kept livable and East Duck Creek runs through this property. Hope to see you on WEDNESDAY, May 10th !
~Rick