

McCONE COUNTY LAND AUCTION

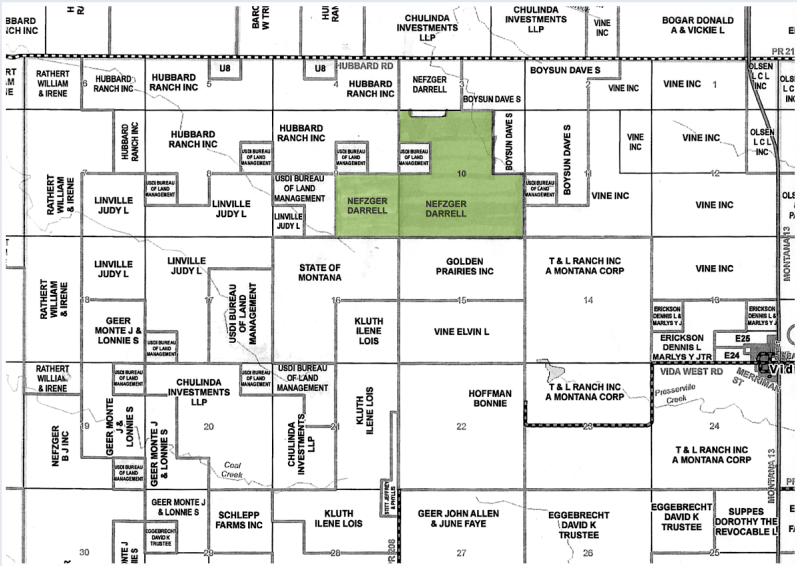
MONDAY, JULY 22, 2024 • 1:00 P.M.

LOCATION: BOTH PARCELS WILL BE SOLD AT THE BUILDING SITE OF PARCEL II.
SALE SIGHT FOR PARCEL II, FROM VIDA, MT- TAKE HWY 13 S FOR 2 MILES, TURN WEST ON WEST SANDCREEK ROAD
FOR 2 MILES, TURN SOUTH FOR 1 MILE. OWNER: DARRELL NEFZGER

OWNERS: Darrell Nefzger, whose address is Bloomfield, Montana, 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
FOR PARCEL I**

+/-657.73 TOTAL ACRES
From Vida, MT- Take Highway 13 North for 2.3 miles, turn West (left) on Hubbard Road for 2.8 miles, turn South for ½ mile.



LEGAL DESCRIPTION
Township 24 N, Range 48 E, Section 10, S2, N2NW4, SE4NW4, W2NE4
+/-497.73 Acres of Grassland, +/- 40 of BLM Lease

TRACT 1 (Part of Section 10 to be added to SW1/4, Section 3)
A tract of land situated in the N1/2NW1/4 and the W1/2NE1/4 of Section 10, Township 24 North, Range 48 East of the Principal Meridian Montana, McCone County, Montana; being more particularly described as follows:

Beginning at a Point being southwest corner of Section 3 of said Township and Range; thence N89°52'03"E, 2632.13 feet to the south quarter corner of said Section 3; thence along the south line of said Section N89°53'31"E, 295.87 feet; thence S00°26'11"E, 360.00 feet; thence S89°03'43"W, 2931.47 feet to the west line of said Section 10; thence N00°02'54"E, 401.49 feet; to the Point of Beginning; containing 25.61 acres, more or less.

Section 9 T24N R48E SE4 +/-160 Acres.

THERE WILL BE AN EASEMENT BY DARRELL NEFZGER FOR ½ MILE.

IMPROVEMENTS ON PARCEL I: There are Springs, Dams and a Well on this property. There is no power.

PROPERTY LOCATION FOR PARCEL II
From Vida, MT- Take Hwy 13 S for 2 miles, turn West on West Sandcreek Road for 2 miles, turn South for 1 mile.

LEGAL DESCRIPTION
A tract of land situate in the Government Lots 1 and 2 Section 3, Township 23 North, Range 48 East of the Principal Meridian Montana; McCone County, State of Montana; being more particularly described as follows:

Beginning at a Point on the north line of said Section 3 from which the northeast (NE) corner bears N89°45'33"E, 1020.35 feet; thence S01°36'37"W, 719.71 feet; thence S85°50'28"W, 378.43 feet; thence N60°14'35"W, 95.16 feet; thence N02°33'04"E, 490.79 feet; thence N50°15'03"W, 322.74 feet to said north line of Section 3; thence N89°45'33"E, 706.57 feet; to the Point of Beginning; containing 8.24 acres, more or less.

along with an Access Easement, over, across and through those areas designated hereon as "ACCESS EASEMENT" within Section 3, being thirty (30) feet in width for the purpose of ingress and egress, to and from Tract B and an unnamed county road; and the maintenance of an existing roadway.

IMPROVEMENTS FOR PARCEL II: 1098 sq ft House w/full basement, 2- bedroom, 1-full bath, water well, 21x30 Garage w/steel siding, 32x75 Wood Quonset w/steel siding, 40x60 Steel Quonset w/cement floor, (4) 2950-bushel Bins, (1) 2700-bushel Bin, (1) 2200-bushel Bin

WATER RIGHTS: All water rights held will transfer.

MINERAL RIGHTS: No mineral rights will transfer.

WILDLIFE: Sharptail, Deer and Antelope.

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 McCone 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. 10% 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



AUCTIONEER'S NOTE
Darrell has decided to liquidate this Section of grassland. There will be an easement through Darrell's farm ground to reach this property off the Hubbard Road. Darrell is not allowing any cows to graze on this property after July 15, 2024. This is a nice prime piece of grazing land. Parcel II is in a great location; only 3 miles off of Highway 13. There is a smaller home along with many buildings and grain bins. We hope to see you on **Monday, July 22, 2024.** ~Rick



Circle, Montana

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