

DAWSON & MCCONE COUNTY LAND AUCTION

THURSDAY, MAY 23, 2024 • 2:00 P.M.



**+/-3506.8 DEEDED ACRES
TO BE SOLD IN (3) PARCELS**

SALE WILL BE HELD AT CIRCLE, MT – VETS CLUB

OWNERS: LEO SCHILLINGER FARMS INC., WHOSE ADDRESS IS SHERIDAN, WY, WILL OFFER THE FOLLOWING PROPERTY TO THE PUBLIC AT AUCTION. THE FINAL BID WILL BE SUBJECT TO THEIR APPROVAL. THE OWNERS RESERVE THE RIGHT TO ACCEPT OR REJECT ANY, AND ALL BIDS.

- PARCEL I -

(MCCONE COUNTY) SECTION 7, TOWNSHIP 22 N, RANGE 49 E, ALL (NEXT TO HIGHWAY 13)

- PARCEL II -

(MCCONE COUNTY) SECTION 32, TOWNSHIP 24 N, RANGE 50 E, S2 (DAWSON COUNTY) SECTION 5, W2, SE4

- PARCEL III -

(DAWSON COUNTY) SECTION 2, W2, SECTION 3, S2, SECTION 4, S2, SECTION 9, ALL, SECTION 10, E2, NW4

AFTER THE BIDS ARE RECEIVED ON PARCELS II AND III, THERE WILL BE AN ADDITIONAL CHANCE TO BUY PARCEL II AND III AS AN ENTIRETY. THE BIDDING WILL BE OPENED WITH AN ADDITIONAL FEE.



LEGAL DESCRIPTION

DAWSON COUNTY +/-2560 DEEDED ACRES

TOWNSHIP 23 N, RANGE 50 E

- SECTION 2, W2 +/-244.83 acres of Grassland, +/-75.17 acres of Cropland
- SECTION 3, S2 +/-207.81 acres of Grassland, +/-119.19 acres of Cropland
- SECTION 4, S2 +/-95.35 acres of Grassland, +/-224.65 acres of Cropland
- SECTION 5, W2, SE4 +/-21.82 acres of Grassland, +/-458.18 acres of Cropland
- SECTION 9, ALL +/-504.68 acres of Grassland, +/-135.32 acres of Cropland
- SECTION 10, E2, NW4 +/-156.73 acres of Grassland, +/-323.27 acres of Cropland

MCCONE COUNTY

- SECTION 7, TOWNSHIP 22 N, RANGE 49 E, ALL

- +/- 196.99 acres of Grassland, +/-429.81 acres of Cropland
- SECTION 32, TOWNSHIP 24 N, RANGE 50 E, S2
- +/-29.3 acres of Grassland, +/-290.7 acres of Cropland

IMPROVEMENTS: Section 9 has a large dam. Section 4 has an electric well, a good well, and a 50x100 farmstead steel building with cement floor.

WATER RIGHTS: All water rights held will transfer.

MINERAL RIGHTS: No mineral rights will transfer.

WILDLIFE: Pheasants, Sharp-tail Grouse, 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 Dawson and 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 Flying S Title & Escrow,

204 N Kendrick Ave, Suite 205, Glendive, MT (406)365-5482.

TERMS: Cash. 10% down sale day, the balance due at closing on Monday, January 6, 2025 at the office of Flying S Title & Escrow, 204 N Kendrick Ave, Suite 205, Glendive, MT (406)365-5482.

LEASE AGREEMENT: The property is leased until December 31, 2024.

BUY/SELL AGREEMENT: Will be prepared by Krutzfeldt & Jones LLP Attorneys, 507 Pleasant Street, Miles City, 59301, 406-234-1222.

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 Flying S Title & Escrow, 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."

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:

Leo was an excellent steward of the land and an outstanding resident of McCone County. Here is a great opportunity for someone to own some prime cropland and grassland in McCone & Dawson County. There is an abundance of wildlife, including pheasants, Sharp-tail Grouse, Whitetail and Mule Deer. Hope to see you on **THURSDAY, May 23RD!** ~Rick