

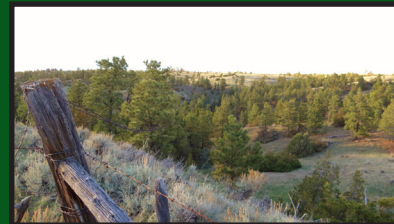
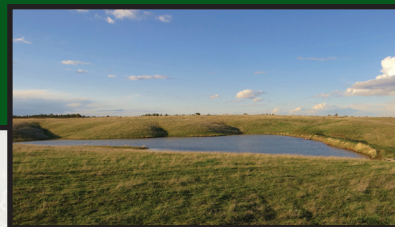
Missouri Breaks Grazing & Hunting Property

LAND AUCTION

Wednesday, August 14, 2019 • 7:00 P.M. • Lewistown, MT

Featuring 2000± acres of land, offered in 3 parcels, with BLM grazing allotments, located in northeast Fergus County, Montana.

Located off Wilder Trail and Musselshell Trail, these 3 parcels each offer their own unique advantages, including functional summer pasture with numerous reservoirs and pipeline-filled stock tanks, beautiful pine trees, sweeping coulees and pristine elk habitat.



TRACT 1: 720 +/- Acres

(Includes small off-the-grid cabin)

S27, T21 N, R25 E, S2SE4

S33, T21 N, R25 E, SE4SW4, NE4SE4, S2SE4

S34, T21 N, R25 E, NE4, S2NW4, SW4

S35, T21 N, R25 E, N2NW4

TRACT 2: 960 +/- Acres

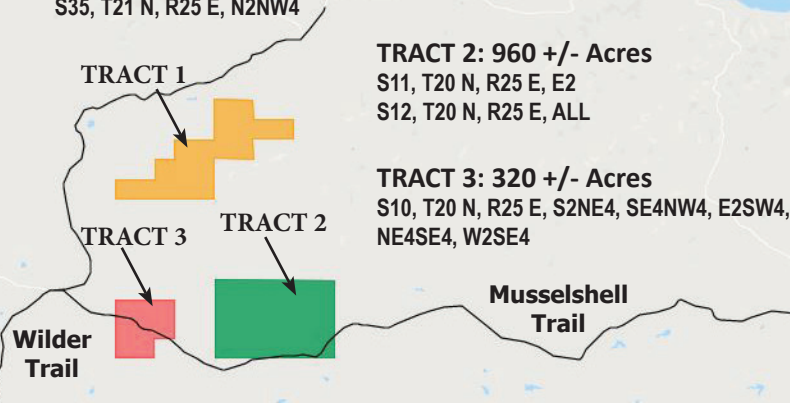
S11, T20 N, R25 E, E2

S12, T20 N, R25 E, ALL

TRACT 3: 320 +/- Acres

S10, T20 N, R25 E, S2NE4, SE4NW4, E2SW4,

NE4SE4, W2SE4



Live Auction with Internet Bidding Available

Terms:

- Cash to Seller at closing.
- Earnest Money: \$10,000 per parcel, non-refundable.
- No Contingencies. Buyers must have financing arranged prior to bidding.
- Taxes: Prorated to the date of closing.
- Closing agent fees will be equally shared between Seller and Buyer.
- Closing on or before September 13th, 2019 at Realty Title Co.

Owner: MC Real Estate Holdings, Inc.



SHOBE AUCTION & REALTY

No One Knows The Country Like We Do

Jayson & Kyle Shobe

408 W Main • Lewistown, MT

406-538-5125

Complete details at www.ShobeAuction.com