



BEAVERHEAD COUNTY, MT LAND AUCTION

Opening: Thursday, September 12 | 8 AM

Closing: Thursday, September 19 | 10 AM MDT 2024

**TIMED
ONLINE**

Preview Dates: August 30 from 2 – 6 PM MDT & August 31 from 9 AM – 12 PM MDT.

Auctioneer's Note: Situated in the heart of the Beaverhead Valley in a realm of lofty mountains, wide sagebrush, and surrounded by sprawling ranches and public land, this 62± acre tract is one not to miss. Several outbuildings remain on the property formerly used as a processing facility. Multiple water wells, direct connection to the nearby natural gas line, and expansive electricity capacity throughout the property are some of its best attributes. Located just minutes away from a blue-ribbon trout stream, the Beaverhead River is sure to add to the experience of owning this property. Whether you are looking to expand your business, start a new one or build your next home or ranchette with a clear view to the mountains, don't miss this opportunity minutes north of Dillon. Home to the University of Montana Western Dillon carries a peaceful landscape its proximity to the mountain ranges and rivers has made it a hub for outdoor recreation and has attracted one of the few Patagonia outlets in the United States to its historic downtown.

62± Acres



Stabil Nutrition LLC

Contact Martin Peterson at Steffes Group, (320) 905-5325 or visit SteffesGroup.com.

Steffes Group, Inc. | 14083 51st Street Northwest, Williston, ND 58801 | (701) 237-9173 | SteffesGroup.com

Scott Steffes MTRE-BRO-LIC-16877. TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days.

The Terms and Conditions of Sale are set forth in the Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement").

The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

The sale of this property IS NOT contingent on the Buyer securing financing or any other Buyer contingencies.

THE AUCTION BEGINS ON THURSDAY, SEPTEMBER 12 AND WILL END AT 10 AM THURSDAY, SEPTEMBER 19, 2024.

All bidders must register their name, address, and telephone number in order to receive a bidding number, or all bidders must register with SteffesGroup.com as an online bidder to participate in the auction sale online.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.

The contract signing will take place at Steffes Group, 2000 Main Ave. E, West Fargo, ND 58078

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 701.237.9173 or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing on or before: **Tuesday, November 5, 2024.**

Closing will take place at Seller's closing attorney office, or a professional closing company agreeable to both buyer and seller.

Seller will provide up-to-date merchantable abstract(s) or (ii) an ALTA title insurance commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy.

Property will be conveyed by a **Warranty Deed.**

2024 Taxes: Prorated to Close Date.

Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

Closing Agent Fee will be shared equally between Buyer and Seller.

Beaverhead County, MT

The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.

THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing or completion of current crop harvest, whichever is later, unless otherwise agreed to in writing and agreeable by buyer and seller.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to

purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

EASEMENTS AND SURVEY

This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, any results that an accurate survey may show, as well as all applicable zoning laws.

BUYER DEFAULT

When using our online auction services, you are making a firm commitment to purchase said item(s) and are entering into a legal and binding contract. Bids may not be cancelled or retracted for any reason.

Non-paying bidders or fraudulent bidding will subject you to legal recourse and possible criminal charges including any fraud and/or interstate commerce violations.

INTERNET RISK

You acknowledge that the internet may be an unreliable and error-prone network. Steffes Group will not guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. You agree to hold Steffes Group, Inc. and its employees harmless for any interruptions in online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or cancelled if internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction.

Further, the auctioneer has the sole discretion to accept or refuse any bid. Steffes Group retains the right, at our sole discretion, to add, delete, or change some or all of our online services and the terms and conditions governing their online auctions at any time without notice.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.

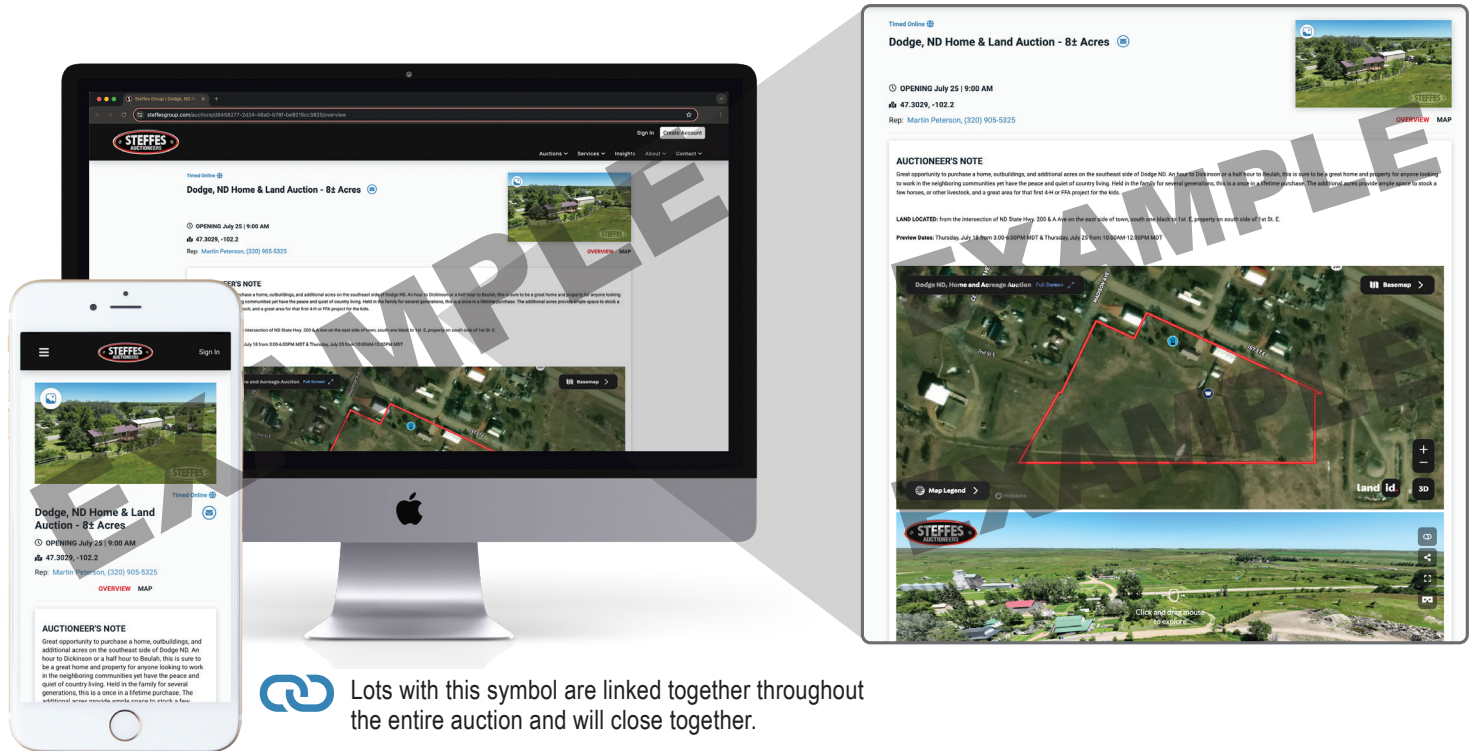
• Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



Lots with this symbol are linked together throughout the entire auction and will close together.

AUGUST & SEPTEMBER 2024

S	M	T	W	TH	F	S
25	26	27	28	29	PREVIEW 30	PREVIEW 31
1	2	3	4	5	6	7
8	9	10	11	OPENS 12	13	14
15	16	17	18	CLOSES 19	20	21
22	23	24	25	26	27	28

BEAVERHEAD COUNTY, MT

Land Located: from the intersection of Montana State Hwy. 41 & East Bench Rd. 10 miles north of Dillon, east 1-1/4 miles, then south 1/2 mile, then east 1-3/4 miles to the entrance of the property.

Description: C.O.S. 1510BA, Parcel NC Section 16-06-07

Total Acres: 62.37±

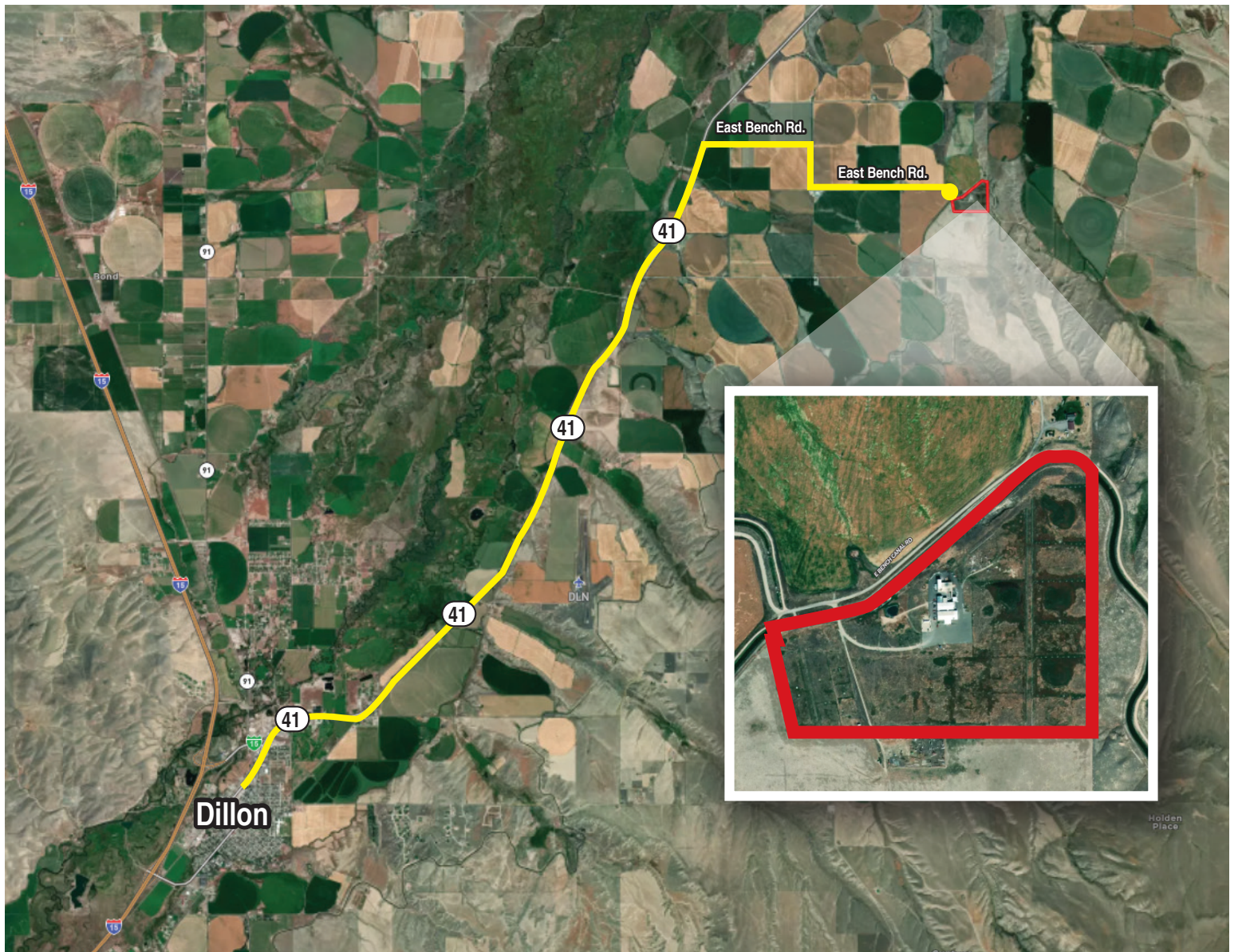
Property Address: 3512 E Bench Rd., Dillon, MT 59725

Geo Code: 18-0416-16-1-02-02-0000

Taxes (2023): \$37,532.08

General Property Notes:

- (4) water wells located on property
- Sediment pond located in front of buildings
- Main bathroom septic tank located in front of buildings
- Lab septic located behind lab
- Common area rainwater collect tanks located behind buildings
- Natural gas line serviced by Northwestern Energy (Solar Station is Natural Gas Monitoring Station)
- Electric serviced by: Vigilante Electric Cooperative



*Lines are approximate

Beaverhead County, MT

BEAVERHEAD COUNTY, MT

98'x59' Process Building: (3) 12' wide x 14' tall O/H doors (manual), All Personal Property & Fixtures included Except: (1) dryer unit, (3) stainless steel tanks w/motors (1) blue centrifuge unit, Waterloo toolbox and content, dolly for dryer unit, Hotsy pressure washer, cook loop, dryer parts, (2) foamers, (1) floor scrubber, US General toolbox and content, mobile 2 ton shop crane, all hand tools, (2) Captive Aire units on exterior of building including duct pieces on concrete apron, (2) dryer exhaust stacks on exterior of building.

28'x25' New Boiler Room: roll up O/H door (manual) All Personal Property & Fixtures included Except: All components of steam boiler unit.

14'x38' Old Boiler Room: 10' wide x 12' tall O/H door (manual) All Personal Property & Fixtures included Except: All components of steam boiler unit, Ingersoll Rand compressor, electrical connectors and components in loft storage.

19'x38' Storage Room: 10' wide x 14' tall O/H door (manual), Dayton Heater, All Personal Property & Fixtures included Except: (3) drums sodium hydroxide for boiler unit.

27'x 26' Shop: 12' wide x 14' tall O/H door w/Liftmaster electric opener, Dayton heater, All Personal Property & Fixtures included Except: (1) 20-ton manual press, all steel tool storage cabinets and content, all hand tools, all power tools, air hose, air hose reels.

19'x28' Lab: All Personal Property & Fixtures included Except: (2) incubators, all contents in cabinets.

19'x28' Loft above Lab: All Personal Property & Fixtures included Except: misc. totes.

13'x11' Electrical Room: (5) 200 amp panels, All Personal Property & Fixtures included

Storage Room above Electrical Room: wood latter access lifted w/electric winch, All Personal Property & Fixtures included Except: All parts and contents.

13'x14' Main Entrance: All Personal Property & Fixtures included

15'x28' Managers Office Above Breakroom: All Personal Property & Fixtures included Except: All contents in file cabinets and on shelves.

14'x18' Office Above Main Entrance: All Personal Property & Fixtures included Except: All contents in file cabinets and on shelves.

9'x23' Breakroom and Bathrooms: Men's & Women's Bathroom, All Personal Property & Fixtures included

78'x47' Raw Product Warehouse: Bump outs for main entrance & office, bathrooms, supply room, and electrical room, high voltage electrical bank limited use, Sunstar infrared gas heater, All Personal Property & Fixtures included Except: (1) Midwestern Industries (Gyra Vib) separator including screens in hallway between staging room and Bag Dump & Mix Room, (1) 2-wheel hand cart.

23'x47' Staging Room: All Personal Property & Fixtures included Except: Pallet racking on pallets.

19'x47' Bag Dump & Mix Room: 10' wide roll up O/H door w/Liftmaster electric opener, All Personal Property & Fixtures included Except: (2) stainless steel tanks w/motors.

49'x11' Compressor Room: All Personal Property & Fixtures included

113'x59' Finished Product Warehouse: All Personal Property & Fixtures Included Except: All items staged on the warehouse floor.

19'x25' Dust Collection Room: 10' wide x 12' high O/H door (manual), All Personal Property & Fixtures Included

21'x59' Bagging Room: 12' wide x 14' tall Midland Overhead Exterior Door (manual), 12' wide x 14' tall steel O/H Door w/Liftmaster electric opener to finished product warehouse, All Personal Property & Fixtures Included Except: Genie platform lift

43'x28' Loadout Dock Area: 12' wide x 14' tall O/H door w/Liftmaster electric opener to finished product warehouse, 12' wide x 10' tall O/H door to exterior (manual), (2) 8' wide x 10' tall O/H loadout doors, All Personal Property & Fixtures Included Except: all contents removed

Please Note: All brushes, brooms, dust pans located throughout several buildings to be removed



MONTANA SUPREME COURT ORDER 23-0635 2023 SUPPLEMENTAL/CORRECTED REAL PROPERTY TAX STATEMENT

BEAVERHEAD COUNTY

CATHY HUCKE

04/10/24

102 N WASHINGTON ST

DILLON, MT 59725-2631

Tax Payer	Property Description	Tax Payer	8282
	Twn/Rng/Sect 06S/07W /16	School District	10R2 DILLON RURAL
	C.O.S. 1510BA, PARCEL NC,	Taxable Value	76,252
	ACRES 62.37	Geo Code	0416-16-1-02-02-0000
	C.O.S. 1510BA, PARCEL NC,	Street:	HIGHWAY 41
	ACRES 62.37, ACRES 62.37		
	Acres: 62.37		

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
MT SUPREME COURT ORDER	0.00	1,303.91	1,303.91	STATE SCHOOL LEVY	19.30 %	\$7,243.94	77.900
		63	2,547.26	School District Distribution			
		71	11,265.43	ELEMENTARY GENERAL	13.46 %	\$5,053.98	66.280
		92	22,169.87	ELEMENTARY TRANSP	0.92 %	\$343.90	4.510
BVHD CONSERVATION	48.00	0.00	48.00	ELEMENTARY TECHNOL	0.43 %	\$160.89	2.110
BHC SOIL CONSERVATION PE	7.61	0.00	7.61	* ELEMENTARY DEBT SE	4.81 %	\$1,804.88	23.670
REFUSE DISTRICT	190.00	0.00	190.00	ELEMENTARY BUILDIN	0.39 %	\$145.65	1.910
				H. S. GENERAL	7.17 %	\$2,692.47	35.310
1st Half Due (12/08/23)	18,236.91			H. S. TRANSPORTATI	4.26 %	\$1,596.72	20.940
2nd Half Due (05/31/24)		19,295.17		H. S. BUS DEPRECIA	1.01 %	\$377.44	4.950
Total Bill			37,532.08	H. S. TUITION	0.04 %	\$15.25	0.200
Asterisk means Voted Mills.				H. S. TECHNOLOGY	0.31 %	\$118.19	1.550
You may also place your payment in the Night Drop located by				* H. S. DEBT SERVICE	5.01 %	\$1,878.85	24.640
the main door on the south side of the building on Center				H. S. BUILDING RES	0.17 %	\$64.05	0.840
Street or use the Drive Up Window. Another option is				TOTAL SCHOOL DISTRICT	37.98 %	\$14,252.27	186.910
Website:				STATE LEVY - UNIVER	1.22 %	\$457.51	6.000
https://certifiedpayments.net				COUNTYWIDE EDUCATIO	9.43 %	\$3,539.61	46.420
Enter Bureau Code #4471075 click Begin Payment				Total School	67.93 %	\$25,493.33	317.230
Click Green Continue Button				County			
Enter payment amount and Taxpayer Number				GENERAL	4.35 %	\$1,634.08	21.430
A convenience fee will be added for this service.				ROAD	4.28 %	\$1,605.10	21.050
Please make sure payment is postmarked on or before due				BRIDGE	1.67 %	\$625.27	8.200
dates on payment stubs. penalty and interest will start				* WEED	0.73 %	\$273.74	3.590
accruing after due dates. Please call us for a correct				* ANIMAL SHELTER	0.09 %	\$35.08	0.460
payoff amount at 406-683-5821.				* 2 MILL ANIMAL SHEL	0.33 %	\$125.05	1.640
If you NO longer own this property PLEASE forward this				FAIR	0.50 %	\$187.58	2.460
notice to the new owner OR return it to the Treasurer.				AIRPORT	0.20 %	\$76.25	1.000
				DISTRICT COURT	1.22 %	\$457.51	6.000
				COMPREHENSIVE INSUR	1.63 %	\$610.02	8.000
				* LIBRARY	0.66 %	\$249.34	3.270
				* PUBLIC HEALTH	0.30 %	\$114.38	1.500
				SENIOR CITIZENS	0.08 %	\$31.26	0.410
				EXTENSION	0.67 %	\$250.11	3.280
				PUBLIC SAFETY	7.06 %	\$2,650.52	34.760
				SHERIFF RETIREMENT	0.16 %	\$61.76	0.810
				MUSEUM	0.31 %	\$117.43	1.540
				HEALTH INS ABOVE CA	4.05 %	\$1,521.23	19.950
				* SEARCH & RESCUE	0.28 %	\$105.23	1.380
				SOLID WASTE	0.51 %	\$190.00	
				Total County	29.08 %	\$10,920.94	140.730
				Other			
				FD#2/DILLON	1.06 %	\$398.80	5.230
				* DILLON FIRE HALL #2	0.77 %	\$287.47	3.770
				DILLON CEMETERY	0.82 %	\$309.43	4.058
				LIMA CEMETERY	0.07 %	\$26.69	0.350
				WISDOM CEMETERY	0.05 %	\$18.00	0.236
				DEWEY CEMETERY	0.03 %	\$12.96	0.170
				CENTENNIAL CEMETERY	0.01 %	\$4.04	0.053
				JACKSON CEMETERY	0.01 %	\$2.75	0.036
				BRISTON CEMETERY	0.01 %	\$2.06	0.027
				BVHD CONSERVATION D	0.13 %	\$48.00	
				BVHD CONSERVATION D	0.02 %	\$7.61	
				Total Other	2.98 %	\$1,117.81	13.930
				Total Bill	100.00 %	\$37,532.08	471.890

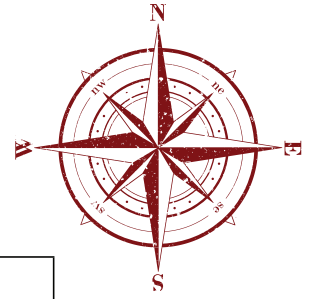
Total if both halves paid: 37,532.08

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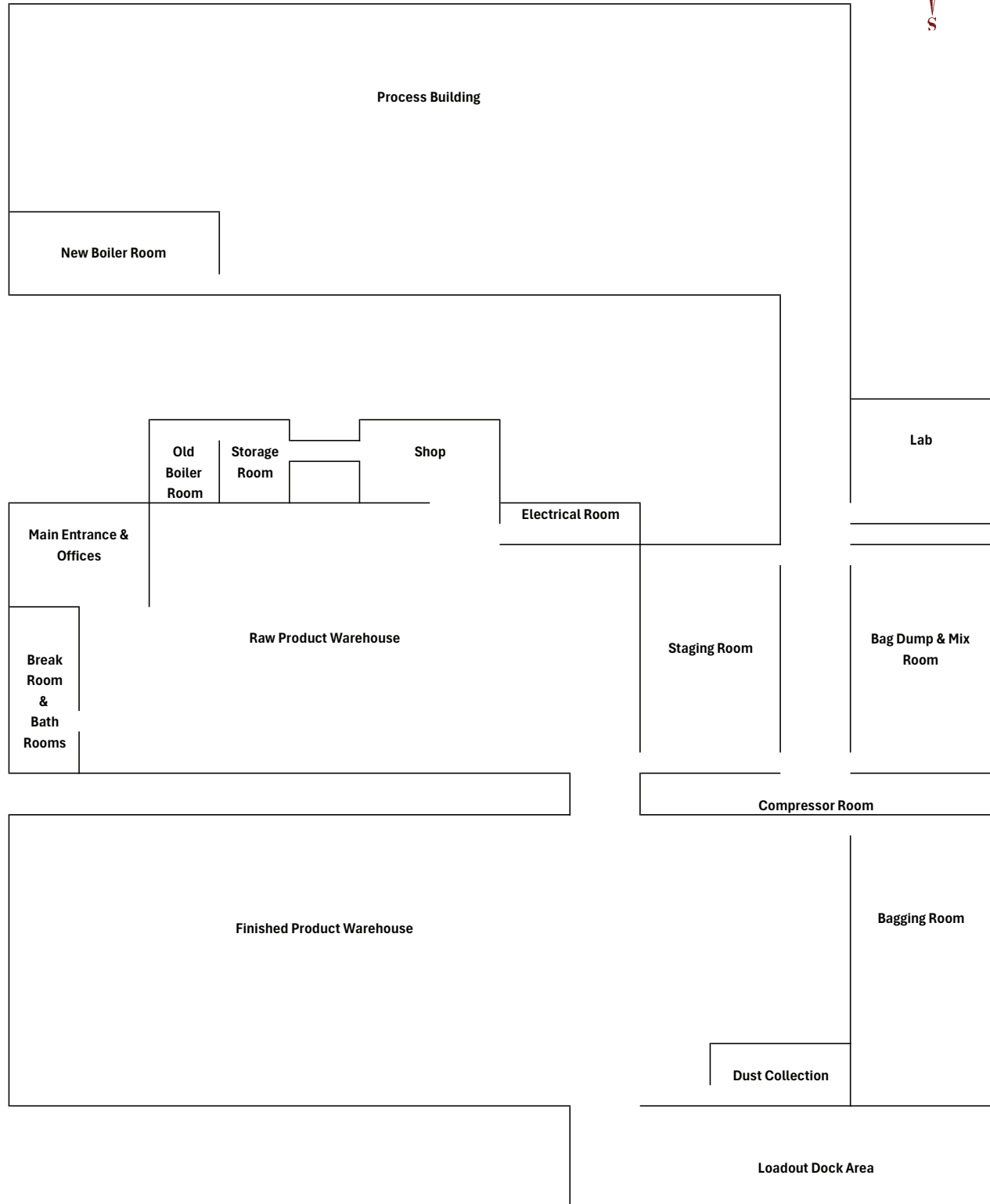


Due 18,236.91 12/08/23

Due 19,295.17 05/31/24

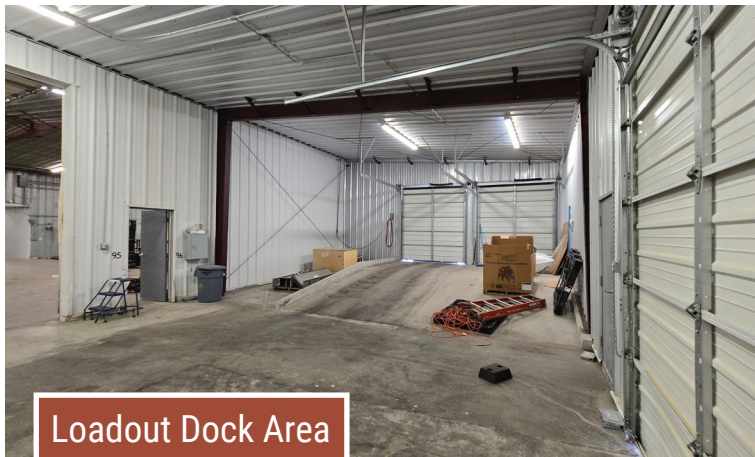


Please Note: Not Drawn to Scale









Date: _____

Received of _____

Whose address is _____

SS # _____ Phone # _____ the sum of _____ in the form of _____ as earnest money
and in part payment of the purchase of real estate sold by Auction and described as follows:

This property the undersigned has this day sold to the BUYER for the sum of..... \$ _____

Earnest money hereinafter receipted for..... \$ _____

Balance to be paid as follows..... In Cash at Closing..... \$ _____

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERS default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy (and Buyer shall pay for 100% of the costs of any endorsements requested by Buyer, any costs related to extended coverage, and the costs of any lender's policy and endorsements). Zoning ordinances, building and use restrictions, reservations in federal and state patents and deeds, existing tenancies, easements and public roads shall not be deemed objectionable encumbrances or title defects.
3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
5. Minnesota Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real state taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.
6. North Dakota Taxes: _____
7. Montana Taxes: _____
8. The property is to be conveyed by _____ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.
9. Closing of the sale is to be on or before _____ Possession will be at closing.
10. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property.
11. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the Buyer's Prospectus or any announcements made at auction.
12. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
13. Any other conditions: _____
14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:



BEAVERHEAD COUNTY
MONTANA

SteffesGroup.com | (701) 237-9173 | 14083 51st Street Northwest, Williston, ND 58801