



**30±
Acres**

TIMED ONLINE

SIDNEY, MONTANA COMMERCIAL REAL ESTATE AUCTION

Riverside Holding, Inc. | Nathan Carrier, President

Contact Steffes Representative **Martin Peterson**, (320) 905-5325 for details.



Preview: Thursday, April 9th from 12–3pm and Monday, April 13th from 12–3pm MDT.

OPENING APRIL 9 | 8AM

CLOSING APRIL 16 | 10AM MDT 2026

Auctioneer's Note:

Ready to move your business to Montana's sunrise city? This is a great opportunity to purchase a turn-key facility, which includes an office building, several outbuildings with finished concrete floors, and adequate space for future growth or storage needs. It is a great property to start a business or expand an existing one. The property's location, at the intersection of Hwy. 16 and Hwy. 201, offers quick access to the surrounding communities and highways in Culbertson, Fairview, and Glendive. Strategically located near the western edge of the Bakken Oil Formation, this property provides those doing work in the area a nearby home base. Being surrounded by a perimeter fence with controlled gate access from both Hwy. 16 and 201, the site offers security assurances for any buyer. Don't pass on this opportunity on the eastern edge of Montana.



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

Max Steffes MTRE-BRO-LIC-102609; Martin Peterson MTRRE-RBS-LIC-127809.
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 guaranties 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, APRIL 9 AND WILL END AT 10AM THURSDAY, APRIL 16, 2026.

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 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, June 2, 2026.**

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.**

2026 Taxes: Prorated to Real Estate 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.

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

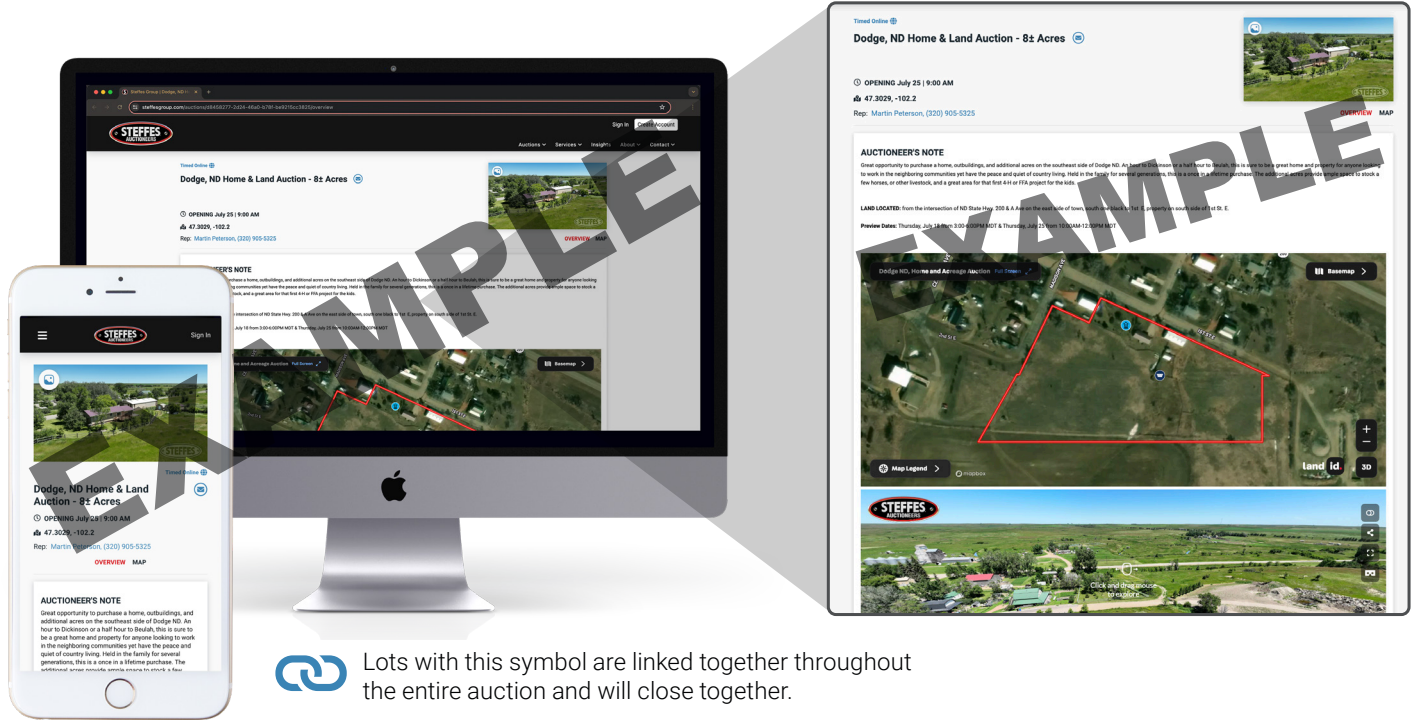
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established 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!



AUCTION DATES

APRIL

2026

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

RICHLAND COUNTY

Land Located: From the intersection of MT Hwy. 16 (Holly St. NW) & 200 (N Central Ave.) on the north end of Sidney, west/northwest on Hwy. 16 13 miles to the intersection with MT Hwy. 201, property lies east of the Hwy.

Description: Certificate of Survey 27-1139 Parcel A 30.32+ surveyed Acres in Govn't Lots 3 & 4 of Section 4-24-58

Total Surveyed Acres: 30.32±

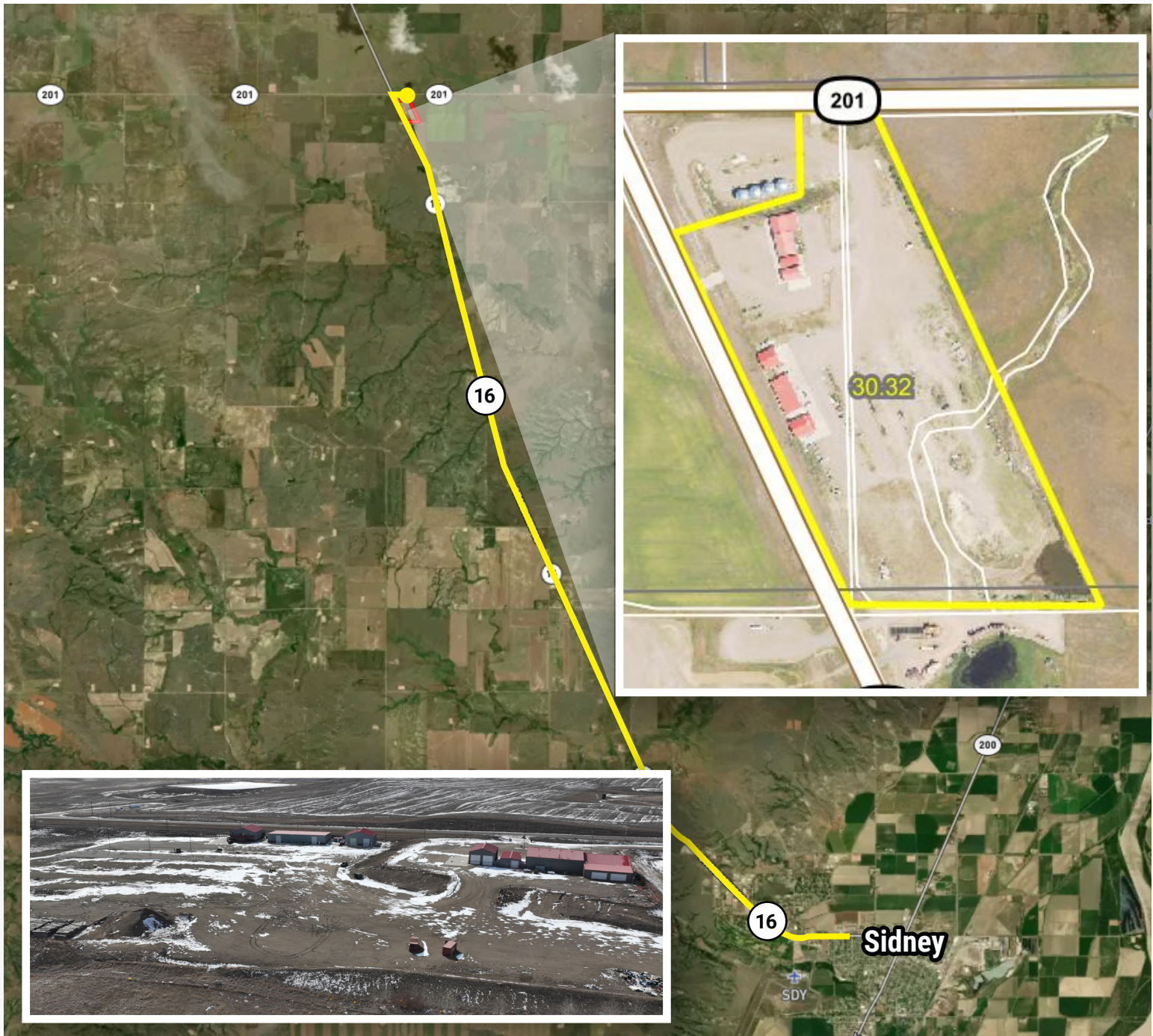
Lot Sq. Ft.: 1,320,739±

GeoCode: 27-3552-04-2-01-01-0000

Taxes (2025): \$16,208.21

General Property Notes:

Rig mats, (4) 400 barrel oil tanks, Ford SUV, Ram pickup, Ford pickup all to be removed on or before real estate closing date. All other personal property included.



*Lines are approximate

Main Office Building: 60'x60' two-story frame structure

Main Level: (6) offices in various sizes, conference room, storage room, communications/server room, kitchen/breakroom area, (2) restrooms, mechanical room (includes: (2) Trane furnace & A/C units, Rheem water heater, & multiple electric panels)

2nd Level: (7) offices in various sizes, large conference room w/adjoining lounge area, mini storage room, mechanical room (includes: (2) Trane furnace & A/C units, electric panel)

Please Note: All office equipment, furniture, desk, chairs, printers, etc. to be included. All laptops, screens and files excluded to be removed on or before real estate closing date.

Building #2 Pre-Engineered Steel Building: 63-1/2'x128', 4' concrete sidewalls

Main Level: Open floor concept, Modine heater, (2) Reznor heaters, (2) 12'5"Wx16'T O/H doors w/Liftmaster openers

Main Level Office Area: exterior door, connecting office/lab rooms, storage room, (2) restrooms, detached office/lab room

2nd Level: lab, (2) electrical rooms, breakroom/lunch area, mechanical room (includes: (2) Trane furnace & A/C units, water heater)

Please Note: Bobcat telehandler to be removed on or before real estate closing date. All other personal property included.

Building #3 Pre-Engineered Steel Building: 60'x60', 4' concrete sidewalls, (2) 14'Wx16'T O/H doors w/Liftmaster openers, radiant heat system, Reznor heater, (2) exterior doors, main space split by partition wall, wood frame partition wall w/ receiving area near O/H door

Please Note: All personal property included.

Building #4 Pole Barn Structure Double Bay Building w/Pull Through Access: 40'x60', (4) 16'6"Wx16'T O/H doors w/Wayne Dalton openers, 200 amp electrical panel, communication panel, Reznor heater, Hazloc heater, (2) exterior doors, connecting shared entryway w/building 5

Please Note: All personal property included.

Building #5 Pre Engineered Steel Building: 32'x60'single bay building w/pull through access, (2) 12'6"Wx12'T O/H doors w/Liftmaster openers, communications & server room in SW corner, Reznor heater, Hazloc heater, (2) exterior doors, 150 Amp electrical service panel, connecting shared entryway w/buildings 4 & 6

Please Note: All personal property included.

Building #6 Wood Frame Warehouse: 60'x80', (3) 16'6"Wx16'T O/H doors w/wall mounted Wayne Dalton openers, (4) ceiling fans, Hazloc electric heater, Reznor heater, exterior door, access to crawl space near center of building, connecting shared entryway with buildings 5 & 7

Please Note: (4) John Deere skid steers and their parts and attachments to be removed on or before real estate closing date. All other personal property included.

Building #7 Wood Frame Warehouse: 60'x60', (2) 16'Wx12'T O/H doors w/Wayne Dalton openers, communication panel, exterior door, (2) storage rooms (14'x60' & 14'x40) both w/deck O/H storage

Please Note: Ram pickup to be removed on or before real estate closing date. All other personal property included.

Building #8 Additional Storage attached to Buildings 6 & 7: 30'x60', (2) 20'Wx10'T O/H doors w/openers, Reznor heater

Please Note: All personal property included.

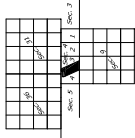
Utilities:

- Site serviced by Lower Yellowstone Rural Electric Cooperative for Electrical (Currently Shut-Off)
- Site serviced by well water (well/well house located between buildings 2 & 3) for water (Currently Shut-Off)
- Site serviced by septic system (located south of Building #1)
- Site serviced by Propane Tanks
- Site serviced by Mid-Rivers Communications

BIG SKY
Surveying
P.O. BOX 179
400 W. 2ND ST.
SIDNEY, MT 59701

CERTIFICATE OF SURVEY Number: 27- Gov't Lot 3 and Gov't Lot 4, Section 4, T 24 N, R 58 E, P.M., M. Richland County, Montana

FORWARDED BY: RIVERSIDE HOLDINGS, INC.
APPROVED BY: Agricultural Exemption
DATE: 9-9-25
PROJECT NO: 25-069



Order Certificate:
The RIVERSIDE HOLDINGS, INC., do hereby certify that the purpose of this survey is to create PARCEL B, to be used exclusively for agricultural purposes and that a covenant has been established for agricultural purposes, and this survey is, therefore, exempt from review as a subdivision pursuant to Section 76-2-207(1)(c), MCA.

This subdivision, made by RIVERSIDE HOLDINGS, INC., is hereinafter referred to as the "Declaration".

The interest, Declaration was the owners of certain property described as PARCELS B hereon.

Now, therefore, Declarants hereby declare that the parcel described above shall be held, sold, and conveyed in any manner subject to the following covenant, which shall run with the land and bind each owner hereon:

Any change in the use of the land, created agricultural purposes for anything other than agricultural purposes subject the parcel to subdivision review. For purposes of this exemption, the term "agricultural purposes" means the use of land for raising crops or livestock, or for the preservation of open space, and specifically excludes residential, commercial, and industrial uses and structures, as well as any facilities for commercial or industrial processing of agricultural products.

Residential, commercial, or industrial structures, including facilities for commercial processing of agricultural products, may not be built, constructed or erected on the parcel created under this exemption unless the covenant is removed through subdivision approval.

This covenant may be revoked by the governing body after receiving that subdivision approval, by restoring the original lot lines by adjusting the parcel to that configuration prior to the agricultural covenant, or if government or public utility seeking to use the land for public purposes such as utility stations, airports, cemeteries, water and/or wastewater facilities. The governing body is deemed to be the party to be bound by this covenant, to 10/1/21.

The parcel described above shall be used exclusively for agricultural purposes and no building, house, dwelling, or structure requiring water or sewage facilities may be erected or constructed on the parcel described above.

LEGAL DESCRIPTION: This hereby certifies that the subject PARCELS A & B are greater than 20 acres (exclusive of public roadways) and are therefore exempt from subdivision review by the Department of Environmental Quality pursuant to 76-2-207(1)(c), MCA.

LEGAL NOTES: The hereby certify that PARCELS A & B to be used for agricultural purposes only, and that this exemption complies with all applicable laws and rules. Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-2-207(1)(c), MCA. The parcel is subject to a covenant, to run with the land, that Parcel B is an allowed property, and that the parcel shall be used exclusively for agricultural purposes. The parcel shall be used exclusively for agricultural purposes. This covenant is recorded only by the initial consent of the governing body and the parcel owner.

Ms. RICHARD ALLEN (P.M.), County Clerk, is the authorized body to receive the 60-foot Access Easement as shown in the Certificate of Survey along the Eastern boundary of Parcel B for the benefit of Parcel B as shown hereon. Easement to run with the land (P.M. Succession / Aliquits).

DATE OF: _____
COUNTY OF: _____
The instrument was acknowledged to me on _____ 2025, by _____

RIVERSIDE HOLDINGS, INC.
ANTHONY CARBER, President

STATE OF _____
COUNTY OF _____
The instrument was acknowledged to me on _____ 2025, by _____

RIVERSIDE HOLDINGS, INC.
ANTHONY CARBER, President

STATE OF _____
COUNTY OF _____
The instrument was acknowledged to me on _____ 2025, by _____

RIVERSIDE HOLDINGS, INC.
ANTHONY CARBER, President

CERTIFICATE OF SURVEY
A Certificate of Survey of the 60-foot easement for the benefit of Parcel B, as shown hereon, is hereby certified to be correct and true by the Surveyor, Big Sky Surveying, P.C., a professional corporation, duly qualified and licensed under the laws of the State of Montana, and the Surveyor is not aware of any facts or circumstances which would render the survey incorrect or misleading. The Surveyor is not aware of any facts or circumstances which would render the survey incorrect or misleading.

Legal Description: PARCEL A of the Certificate of Survey - Agricultural Exemption, being in the Gov't Lot 4 of Section 4, Township 24 North, Range 58 East, P.M., M., Richland County, Montana.

Recorded as OS Number _____ and Document Number _____

Whereas the Instrument has been filed on the face of the Certificate of Survey, its intent and desire to enter the said instrument, the Surveyor hereby certifies that the same is correct and true, and that the same is subject to the provisions of the Montana Subdivision and Planning Act in the Montana Code Annotated.

Dated this _____ day of _____ 2025.

CERTIFICATE OF EXAMINING LAND SURVEYOR
I, _____, a duly qualified and licensed Land Surveyor under the laws of the State of Montana, have examined the above Certificate of Survey and find that the same is correct and true, and that the same is subject to the provisions of the Montana Subdivision and Planning Act in the Montana Code Annotated.

Surveyor Registration No. 2025

CERTIFICATE OF EXAMINING LAND SURVEYOR
I, _____, a duly qualified and licensed Land Surveyor under the laws of the State of Montana, have examined the above Certificate of Survey and find that the same is correct and true, and that the same is subject to the provisions of the Montana Subdivision and Planning Act in the Montana Code Annotated.

Surveyor Registration No. 2025

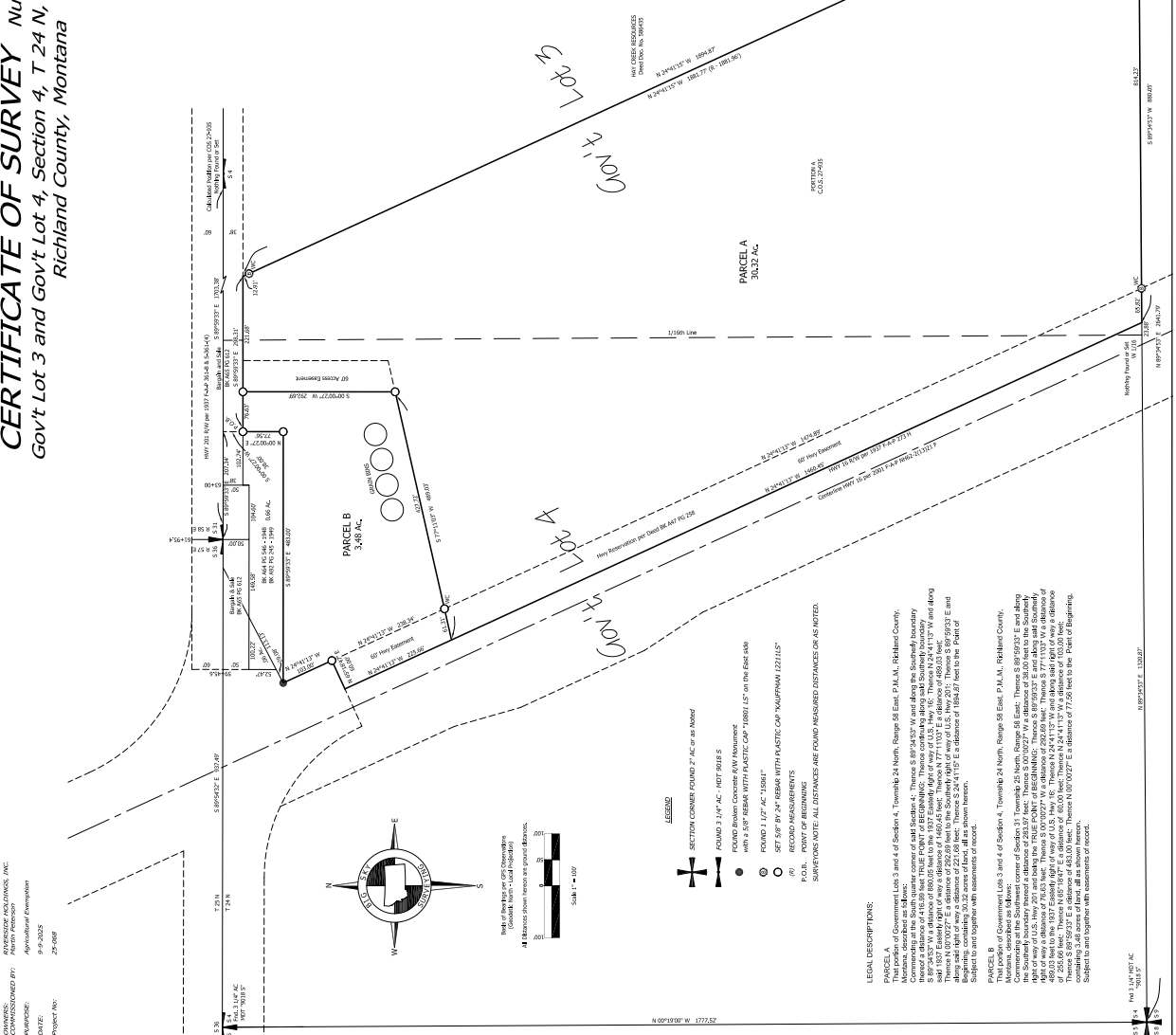
CERTIFICATE OF EXAMINING LAND SURVEYOR
I, _____, a duly qualified and licensed Land Surveyor under the laws of the State of Montana, have examined the above Certificate of Survey and find that the same is correct and true, and that the same is subject to the provisions of the Montana Subdivision and Planning Act in the Montana Code Annotated.

Surveyor Registration No. 2025

Witness: _____

Treasurer, Richland County, Montana.
By _____

Clerk & Recorder
Richland County, Montana



LEGAL DESCRIPTION:
PARCELS A & B of Section 4, Township 24 North, Range 58 East, P.M., M., Richland County, Montana, as shown hereon, are greater than 20 acres (exclusive of public roadways) and are therefore exempt from subdivision review by the Department of Environmental Quality pursuant to 76-2-207(1)(c), MCA.

LEGAL NOTES: The hereby certify that PARCELS A & B to be used for agricultural purposes only, and that this exemption complies with all applicable laws and rules. Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-2-207(1)(c), MCA. The parcel is subject to a covenant, to run with the land, that Parcel B is an allowed property, and that the parcel shall be used exclusively for agricultural purposes. The parcel shall be used exclusively for agricultural purposes. This covenant is recorded only by the initial consent of the governing body and the parcel owner.

Ms. RICHARD ALLEN (P.M.), County Clerk, is the authorized body to receive the 60-foot Access Easement as shown in the Certificate of Survey along the Eastern boundary of Parcel B for the benefit of Parcel B as shown hereon. Easement to run with the land (P.M. Succession / Aliquits).

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2025 REAL Property Tax Statement

Richland County Treasurer

201 West Main

Sidney, MT 59270

(406) 433-1707

10/16/25

Tax Payer	Property Description
	Twn/Rng/Sect 24N/58E /04
	ALL OF LT 4 LYING EAST OF
	HWY, INCLUDING PORTION A OF
	COS 27-935, LESS & EXCEPTING
	A TR ALONG NORTH BORDER

School District 13RD Fairview Ele
 Taxable Value 25,705
 Geo Code 3552-04-2-01-01-0000
 Street: 13524 HWY 16 N

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
LAND	935.05	935.04	1,870.09				
BLDS & IMPROVEMENTS	6,922.21	6,922.20	13,844.41				
AMBULANCE-VOTED LEVY	19.28	19.28	38.56				
AIRPORT DISTRICT	77.89	77.88	155.77				
CEMETARY DISTRICT	27.38	27.37	54.75				
RICHLAND HOMES-VOTED LEV	38.56	38.56	77.12				
SOLID WASTE	85.00	0.00	85.00				
SOIL CONSERVATION	36.50	36.50	73.00				
SOIL - PERMISSIVE LEVY	4.76	4.75	9.51				
1st Half Due (12/01/25)	8,146.63						
2nd Half Due (06/01/26)		8,061.58					
Total Bill			16,208.21				

*****IMPORTANT DELINQUENT TAX MESSAGE*****
 A TAX LIEN IS ATTACHED TO THIS PROPERTY. FAILURE TO RESPOND WILL RESULT IN LOSS OF PROPERTY PER M.C.A. 15-16-101(2b). FOR COMPLETE INFORMATION, CONTACT THE TREASURER'S OFFICE AT (406)433-1707.
 24 12,871.59 Delinquent
 Penalty and Interest calculated to December 1, 2025 on delinquent taxes. If not paid by December 1, 2025 Penalty/Interest must be figured before delinquent taxes can be paid. Call (406) 433-1707 for correct interest due.

NOTICE: Property valuation staff may be visiting your property to conduct an on-site review. You or your agent may want to be present. (MCA 15-7-139) Contact the MT Dept of Revenue at (406)433-1203 for more info.

ATTENTION This property may qualify for a Property Tax Assistance Program. These include: Property Tax Assistance, Disabled Veteran Program and Elderly Residential Property Tax Credit. For more information contact the MT Dept of Revenue (406)433-1203.

*FOR YOUR ADDED CONVENIENCE: A drive-thru payment drop box is located at the back of the old courthouse, in the alley between the old courthouse and the library. This box can be used for both motor vehicle renewals and tax payments. It can be accessed 24 hours per day, 7 days per week BUT payments left after 4:45 pm will not be processed until the next business day so penalty and interest charges will apply.

STATE SCHOOL LEVY	15.06 %	\$2,441.98	95.000
School District Distribution			
ELEMENTARY GENERAL	4.95 %	\$799.43	31.100
ELEMENTARY TRANSP	4.28 %	\$694.04	27.000
ELEMENTARY BUS DEP	0.35 %	\$57.07	2.220
ELEMENTARY TUITION	0.43 %	\$70.43	2.740
ELEMENTARY BUILDIN	0.25 %	\$40.09	1.560
H. S. GENERAL	2.87 %	\$465.26	18.100
H. S. TRANSPORTATI	1.90 %	\$308.72	12.010
H. S. BUS DEPRECI	0.28 %	\$45.75	1.780
H. S. ADULT EDUCAT	0.23 %	\$37.27	1.450
H. S. BUILDING RES	0.12 %	\$20.05	0.780
TOTAL SCHOOL DISTRICT	15.66 %	\$2,538.11	98.740
STATE LEVY - UNIVER	0.95 %	\$154.23	6.000
COUNTYWIDE EDUCATIO	0.00 %	\$0.00	0.000
Total School	31.67 %	\$5,134.32	199.740
Countv			
GENERAL FUND	9.64 %	\$1,562.60	60.790
ROAD	24.55 %	\$3,979.65	154.820
BRIDGE FUND	3.81 %	\$616.92	24.000
WEED CONTROL FUND	0.45 %	\$73.52	2.860
FAIR	1.09 %	\$177.36	6.900
DISTRICT COURT	1.15 %	\$186.36	7.250
LIBRARY	0.44 %	\$71.97	2.800
AMBULANCE MAINTENAN	0.07 %	\$11.31	0.440
COUNTY PLANNING	1.29 %	\$209.50	8.150
HEALTH	0.79 %	\$128.53	5.000
SENIOR CITIZENS	1.51 %	\$244.20	9.500
AGRICULTURE EXTENSI	0.65 %	\$104.88	4.080
LAW ENFORCEMENT-PUB	9.44 %	\$1,529.45	59.500
ECONOMIC DEVELOPMEN	0.08 %	\$13.62	0.530
RURAL FIRE FIGHTERS	1.41 %	\$228.26	8.880
MUSEUMS FUND	0.60 %	\$97.68	3.800
EMPLOYER CONTRIBUTI	8.29 %	\$1,344.37	52.300
Total Countv	65.26 %	\$10,580.18	411.600
Other			
AMBULANCE VOTED LEV	0.24 %	\$38.56	1.500
CEMETERY	0.34 %	\$54.75	2.130
SOIL CONSERVATION	0.45 %	\$73.00	2.840
SOIL CONSERVATION-P	0.06 %	\$9.51	0.370
HOSPITAL DISTRICT/R	0.48 %	\$77.12	3.000
SIDNEY-RICHLAND AIR	0.96 %	\$155.77	6.060
Total Other	2.53 %	\$408.71	15.900
Fees			
SOLID WASTE/LANDFIL	0.52 %	\$85.00	
Total Fees	0.52 %	\$85.00	0.000
Total Bill	100.00 %	\$16,208.21	627.240

Total if both halves paid: 16,208.21

Total if both halves paid: 16,208.21



Name RIVERSIDE HOLDINGS INC
 PO BOX 646
 5589

Name RIVERSIDE HOLDINGS INC
 PO BOX 646
 5589

Due 8,146.63 12/01/25

Due 8,061.58 06/01/26

Return this stub with payment to:
 Richland County Treasurer
 201 West Main
 Sidney, MT 59270
 (406) 433-1707

Return this stub with payment to:
 Richland County Treasurer
 201 West Main
 Sidney, MT 59270
 (406) 433-1707





Building 1



Building 1



Building 1



Building 1



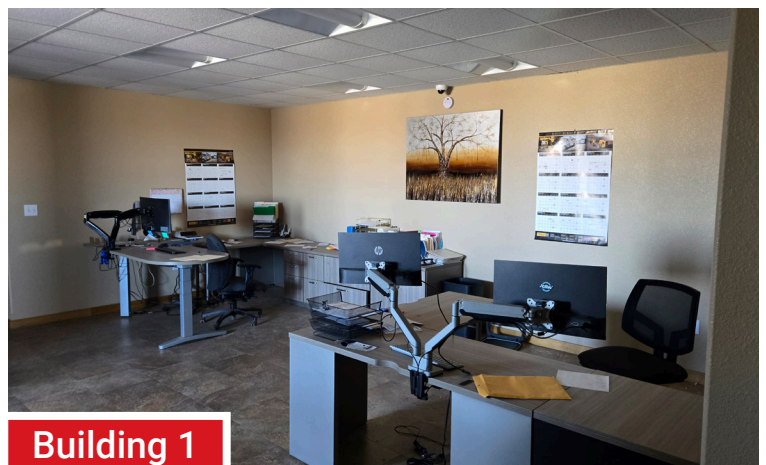
Building 1



Building 1



Building 1



Building 1



Building 2



Building 2



Building 2



Building 2



Building 2



Building 2



Building 2



Building 2



Building 3



Building 3



Building 3



Building 3



Building 4



Building 4

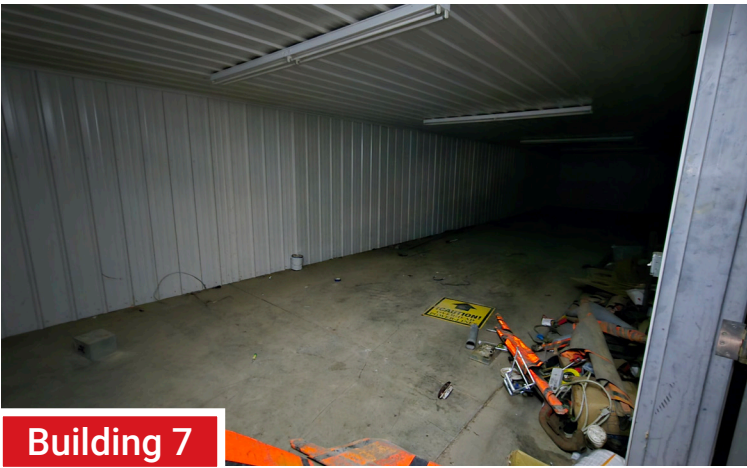


Building 4



Building 4





Building 7



Building 7



Building 7



Building 7



Building 7



Building 7



Building 8

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 received 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:

SIDNEY
MONTANA **30±
Acres**



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

