



656±
Acres

TIMED ONLINE

MCCONE COUNTY, MONTANA LAND AUCTION

Joshua Michael & Kathleen Jones Morris

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



Preview:

Monday, February 23 from 12PM–3PM & Monday, March 9 from 12PM–3PM.

OPENING MARCH 12 | 8AM

CLOSING MARCH 19 | 1PM MDT 2026

Auctioneer's Note:

You'll find this property situated under the big skies of Montana, between Circle and Wolf Point, east of Montana Hwy. 13. Offering a 3,168 sq. ft., 3-bedroom, 2-bathroom manufactured home and a 2,448 sq. ft. quonset on 656 +/- acres. Additionally, this property has a diversified mix of cropland and pasture that are ready to go to work for you in 2026. The Redwater River traverses the SE corner of the property, offering a natural water source for livestock and opportunities for big game and upland bird hunting. Perimeter and cross fences outline the property and cut across the rolling hills and valleys that are home to large gravel deposits. Fitting for a family seeking country living or a contractor looking to mine gravel and have an on-site office, this is an auction you don't want to miss.



Steffes Group, Inc.

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

Max Steffes MT RE-BRO-LIC-102609; Martin Peterson MT RRE-RBS-LIC-127809.

TERMS: 10% down upon signing purchase agreement with balance due 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, MARCH 12 AND WILL END AT 1PM THURSDAY, MARCH 19, 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, May 5, 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 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

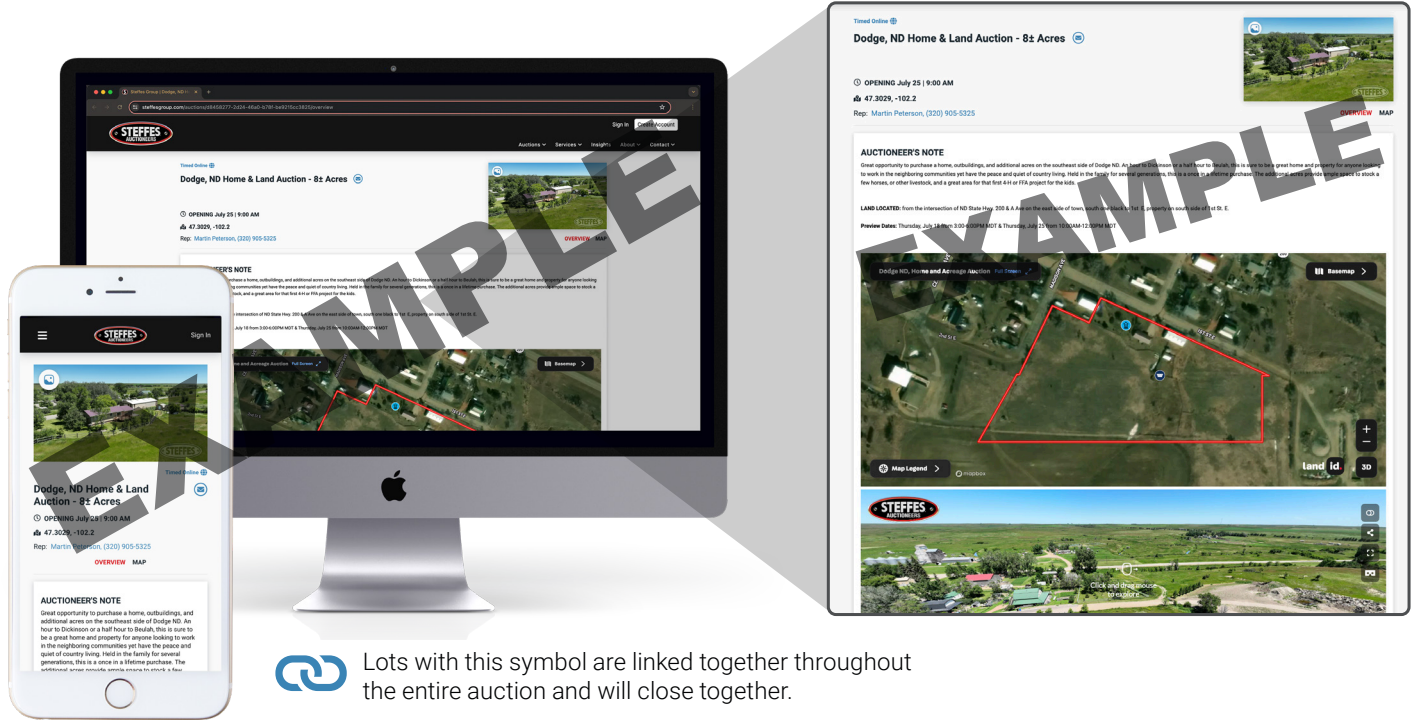
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established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

FEBRUARY

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

MARCH

S	M	T	W	T	F	S
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
29	30	31				

Land Located: From the intersection of Montana Hwy. 200 and Hwy. 13, east of Circle, continue north/northeast 7.5 miles to the intersection with E Lost Creek Rd., then continue east 4.0 miles to the cattle guard with restricted access at the southwest corner of the property, continue another half mile through the property to the home and building site.

Description: All Section 2-20-49

Property Address: 556 E Lost Creek Rd., Circle, MT 59215

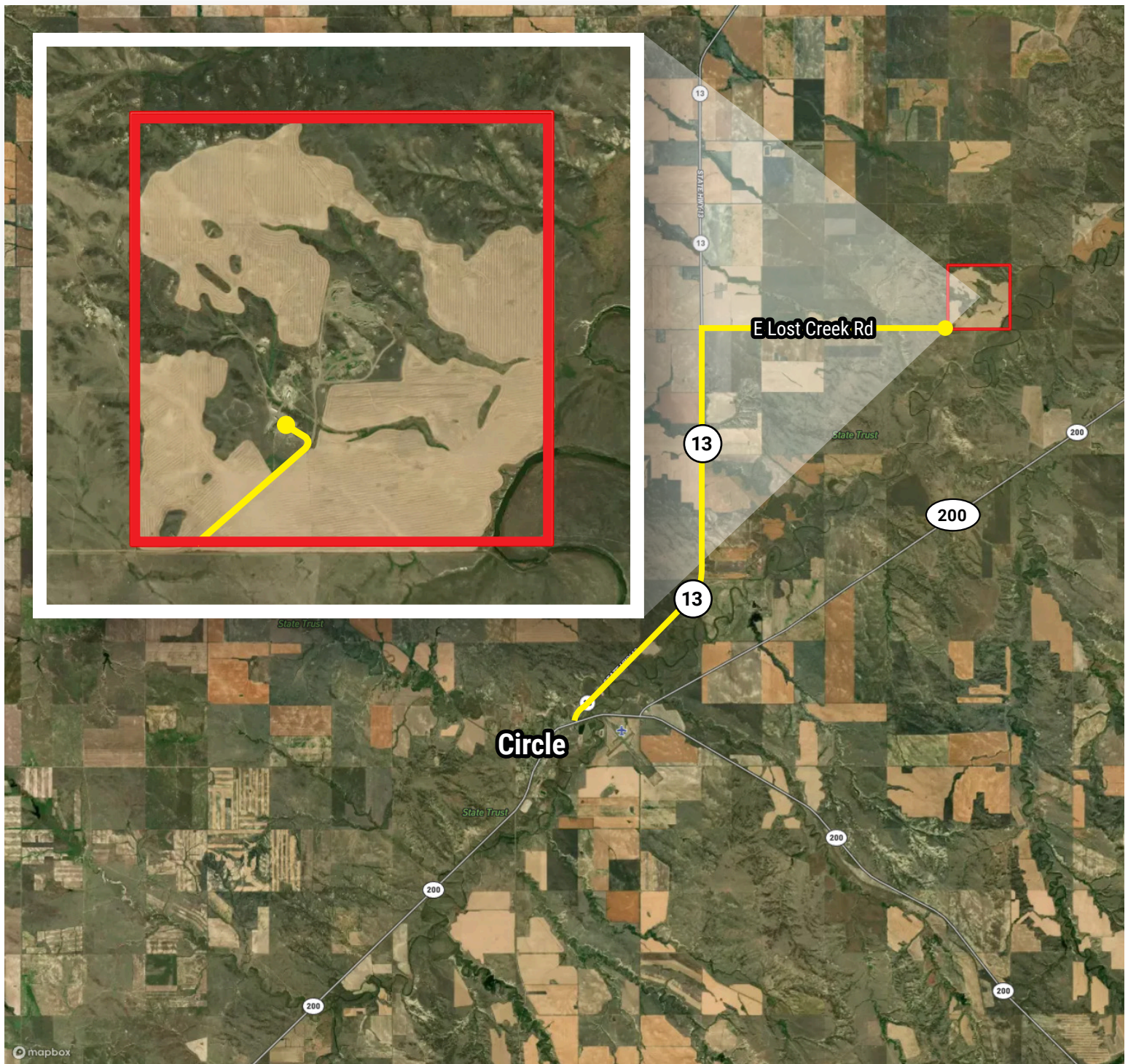
Total Acres: 655.9±

Cropland Acres: 375.06±

Rangeland Acres: 270±

Geo Code: 41-3067-02-1-01-01-0000

Taxes (2025): \$1,434.46



72'x44' 2013 American Home Centers Manufactured Home w/large, covered porch: 3-Bedroom, 2-Bathroom, 2018 Malarkey shingles, magnum permanent foundation.

- **Covered porch:** 44'x27'
- **Entryway w/walk in pantry:** 13'x13'
- **Kitchen w/attached morning room:** 28'x14', cabinets, under cabinet lights, microwave, dishwasher, propane range/oven, double basin sink, Frigidaire stainless steel column set with refrigerator/freezer combo, small pantry
- **Laundry room:** 12'x9', washer/dryer, cabinets, whole home water system currently bypassed, propane water heater, propane furnace w/update to blower size, exterior entry door.
- **Guest bathroom:** 9'x5', shower w/tub, toilet, single sink vanity
- **Bedroom:** 12'x14', walk in closet
- **Bedroom:** 12'x14', walk in closet, mounted tv
- **Great room:** 18'x28', computer center, ceiling fan, exterior entry door, linen closet
- **Primary bedroom:** 19'x14', exterior door, mounted tv, monitor for security cameras, ceiling fan
- **Primary bedroom walk in closet:** 5'x14'
- **Primary bathroom:** 14'x14', double sink vanity, walk in shower (needs additional tile on walls), oversized tub, with adjustable light above, mounted tv, double linen closets, toilet room

Please Note: Seller to complete remaining tile work in primary bathroom on or before real estate closing.

General House Notes:

- 2022 Ruud AC system replaced
- 2,000 gal. owned propane tanks
- Connected to septic system and drain field
- Whole House Water Filter System
- CCTV Surveillance System

72'x34' 2011 Quonset w/concrete floor

- Partially finished interior
- DWV plumbing w/septic and drain field
- 12KW Kohler backup propane generator w/1,000 gal. owned propane tank
- Wood burning stove inside quonset

8'x8' 2016 Shed w/metal roofing: insulated, electrical, contains r/o system for home drinking water.

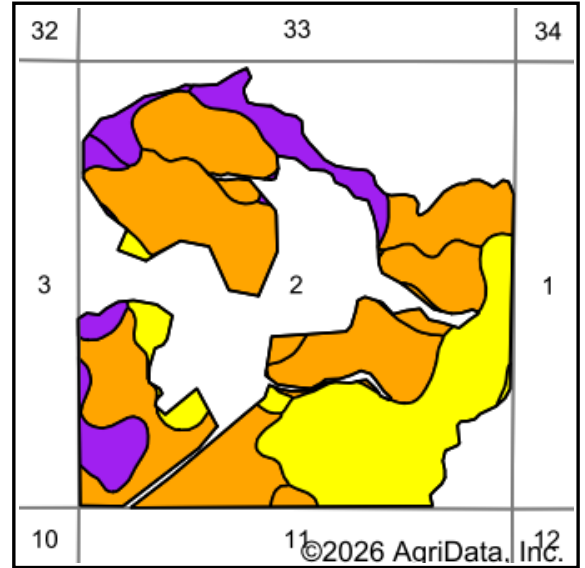
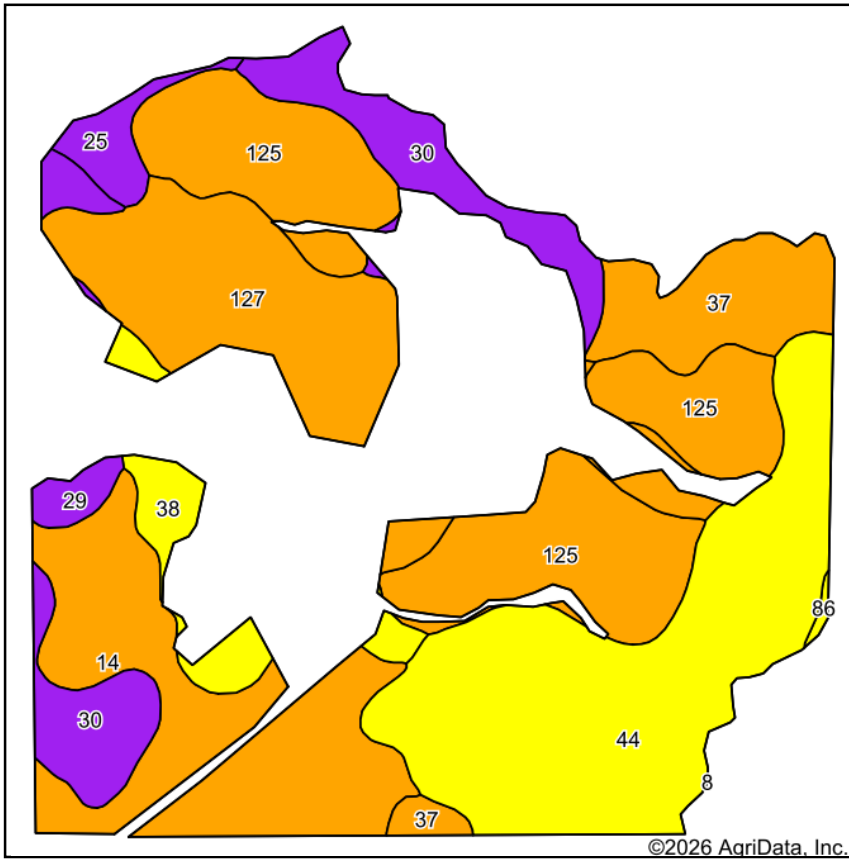
16'x16' L-shaped animal shelter

1970's single wide home: converted to animal barn, power

- Egg laying room
- Roost room, in-wall feeders
- Storage and equipment room
- Milking room w/calf pen

General Property Notes:

- 110' water well, with 15 gpm constant flow pump, 1" distribution lines w/tracer wire and heat tape under home and stub up to Quonset, (3) frost-proof yard hydrants connected to well. pump replaced July 2025.
- All Personal Property pictured and not listed above are excluded from sale and will be removed on or before real estate closing date.
- (2) conex containers included in pictures are excluded from the sale and will be removed on or before real estate closing date.
- (2) electrical meters on property: (1) for main home and 1970's single-wide home, (1) for quonset and outbuildings, serviced by McCone Electric Cooperative.
- Serviced by Starlink for internet (seller to remove StarLink transmitter and leave mount and wiring)
- Recorded easement provides additional access to property from Montana Hwy 200 east of the property.



Soils data provided by USDA and NRCS.

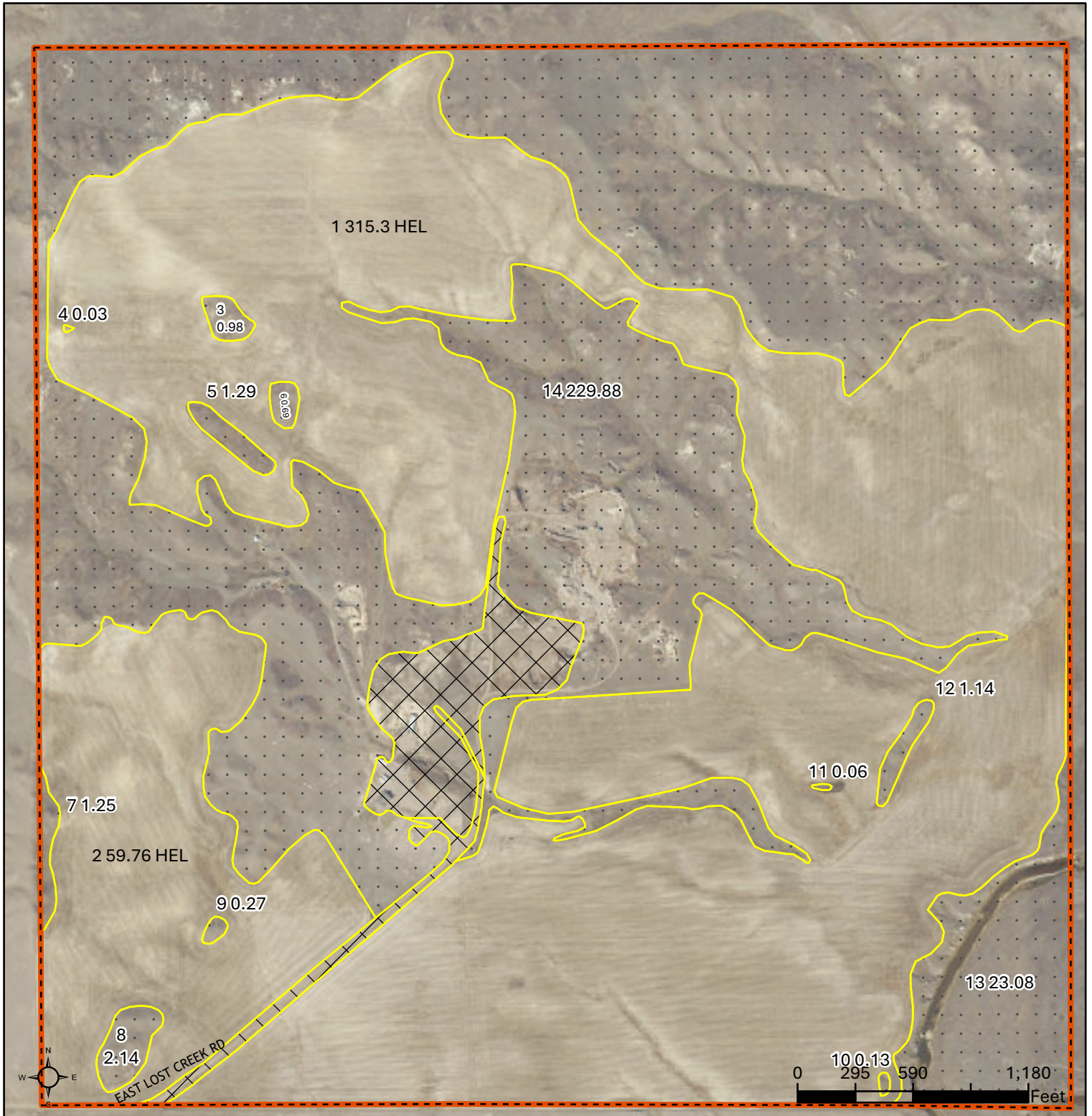
©2026 AgriData, Inc.

Area Symbol: MT055, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
44	Cherry silt loam, 0 to 4 percent slopes	94.39	24.8%	[Yellow]	IVe	IVe
125	Shambo loam, 4 to 8 percent slopes	81.34	21.4%	[Orange]	IIIe	IIIe
14	Bryant silt loam, 0 to 4 percent slopes	62.37	16.4%	[Orange]	IIIe	Ile
127	Shambo-Cambert loams, 2 to 8 percent slopes	54.59	14.3%	[Orange]	IIIe	IIIe
30	Cabba-Wabek-Dast complex, 15 to 45 percent slopes	34.01	8.9%	[Purple]	Vle	
37	Cambert loam, 2 to 8 percent slopes	25.83	6.8%	[Orange]	IIIe	IIIe
38	Cambert-Barkof-Cabba complex, 4 to 15 percent slopes	13.30	3.5%	[Yellow]	IVe	
29	Cabba-Dast complex, 15 to 45 percent slopes	7.22	1.9%	[Purple]	VIIe	
25	Cabba loam, 15 to 25 percent slopes	6.90	1.8%	[Purple]	VIIe	
86	Havrelon loam	0.58	0.2%	[Yellow]	IVe	IVe
Weighted Average					3.70	*-

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



- Cropland
- Rangeland
- Tract Boundary
- Other Ag

- Wetland Determination Identifiers
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 375.06 acres

2026 Program Year
 Map Created September 09, 2025
 2021/2023 NAIP

Farm 1849
Tract 4064
2-20N-49E

Tract Number : 4064
Description : ALL 2-20-49
FSA Physical Location : MONTANA/MCCONE
ANSI Physical Location : MONTANA/MCCONE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
655.67	375.06	375.06	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	375.06	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	137.50	0.00	23
Barley	30.20	0.00	31
TOTAL	167.70	0.00	



Date: 02/18/2026
Time: 12:00:26

MCCONE COUNTY, TREASURER

Tax Year: 2025 Parcel# : 0001200854

PARCEL# INFORMATION - TAX YEAR: 2025 PARCEL#: 0001200854

Tax Year:	2025	Parcel#:	0001200854	Status:	Active
Tax Type:	RE	Real Estate			
Bank Code:					
Levy Dist:	1B	School Dist 1B			

OWNERSHIP INFORMATION - TAX YEAR: 2025 PARCEL#: 0001200854

LEGAL DESCRIPTION - TAX YEAR: 2025 PARCEL#: 0001200854

Legal#:	1	GEO Code:	41-3067-02-1-01-01-0000	Levy Dist:	1B	School Dist 1B
Desc Type:	T					
Township:	20 N	Range:	49 E	Section:	02	
Situs Address:	556 E LOST CREEK RD					
Situs City:	CIRCLE	ST:	MT	Zip:	59215	
Legal Acres:	0.000	Legal Sq Ft:	0			
Full Desc:	S02, T20 N, R49 E, ALL			Short Desc:	ALL	

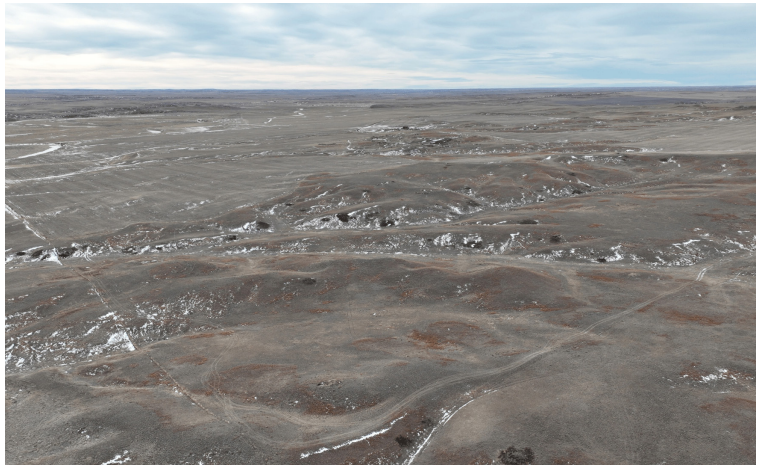
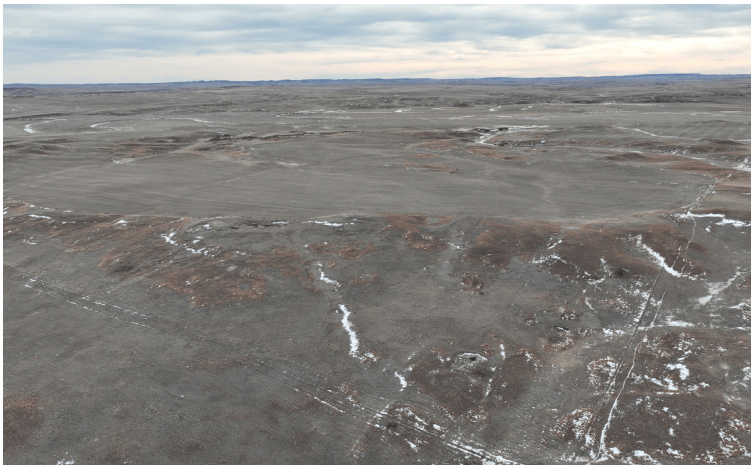
VALUATION / ASSESSMENT - TAX YEAR: 2025 PARCEL#: 0001200854

Lgl#	Val#	Class Code	Class	Type	Description	Qty	Market Value	Taxable Value
1	1	1601	3	RV	Grazing Land	654.92	45,947	942
1	2	2001	3	RV	1 Acre Farmstead - Ag 15-7-202(1)(c)(ii), MCA	1.00	0	0
1	3	2037	3	RV	Property Tax Asst. Farmstead 30% reduction	0.00	2,326	35
1	4	3110	4	RV	Improvements on Ag Land	0.00	0	0
1	5	3142	4	RV	Property Tax Asst. Improvements 30% reduction	0.00	212,990	1,129
							261,263	2,106

PAYOFF INFORMATION (PAYABLE AS OF: 02/18/2026)

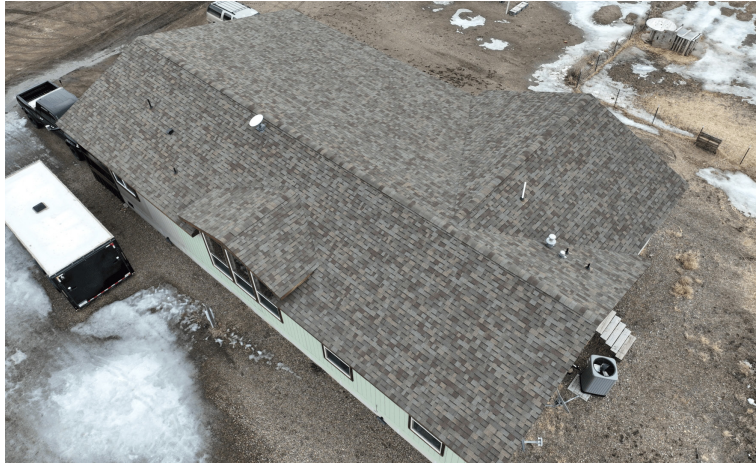
Tax Year	Stmt#	Pmt Half	1st Half Amount	1st Half Status	1st Half Due Date	2nd Half Amount	2nd Half Status	2nd Half Due Date	Penalty/Interest	TOTAL DUE
2025	1108		0.00			706.40	Current	06/20/2026	0.00	706.40
										706.40







72'x44' 2013 Home



Single Wide Home



16'x16' Animal Shelter & 8'x8' Shed



72'x34' 2011 Quonset





Quonset



Shed



Single Wide Home





Kitchen



Kitchen



Kitchen



Kitchen



Bedroom 1



Hallway



Bedroom 2



Computer Center



Great Room



Great Room & Entryway



Primary Bathroom



Primary Bedroom

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:

MCCONE COUNTY
MONTANA

**656±
Acres**



Steffes Group, Inc. | SteffesGroup.com
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