

SIDNEY
MONTANA

THURSDAY, APRIL 22, 8AM - 12PM ^{MST} 2021

REAL ESTATE AUCTION

Timed Online



12±
acres

To Include 100x180 Chief Building, 41x46 Hoop Style Building, Concrete Loading Dock, 80x120 Chief Building, & a 40x160x16 Cold Storage Shed!

📍 LOCATION: 34940 Hwy 23, Sidney, MT 59270

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | 701.237.9173 | SteffesGroup.com

For Information, contact our office at 701.237.9173 at Steffes Group,
or Scott Steffes, 701.361.0440 (MT RE Broker #16877)

Scott Steffes MT RE Broker #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 upon this page in this 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.



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

This is an online only auction with no buyer's premium.

Scott Steffes MT RE Broker #16877.

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.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

This property sells for cash with no owner financing. Bidders must have financing secured prior to bidding. The sale of this property IS NOT contingent on the bidder securing financing.

The auction begins at 8AM and will end at 12PM Thursday, April 22, 2021.

- All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.
- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- 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 purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 2000 Main Avenue East, West Fargo ND.
- If the winning bidder is unable to come to the Steffes office for signing of the contract, contact Scott Steffes, 701.237.9173. Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 701.237.0976 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 in 45 days.**

- Closing will take place at a professional closing company agreeable to both buyer and seller.
- 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 for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
- **2021 Taxes to be prorated to date of close.** 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 SUBJECT TO 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.

All personal property is excluded from this sale.

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

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

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

Timed Online Bidding Process

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.

CATALOG ORDER

**#1 Cavalier County, ND
Land Auction - 153.24± Acres**

Description: NW ¼ Section 5-163-57
 Deeded Acres: 153.24+/-
 Cropland Acres: 124+/-
 Wooded Acres: 26+/-
 Soil Productivity Index: 75
 Taxes ('15): \$978.47

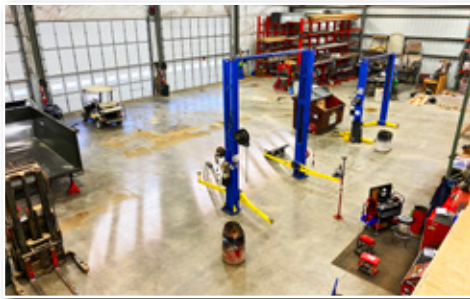
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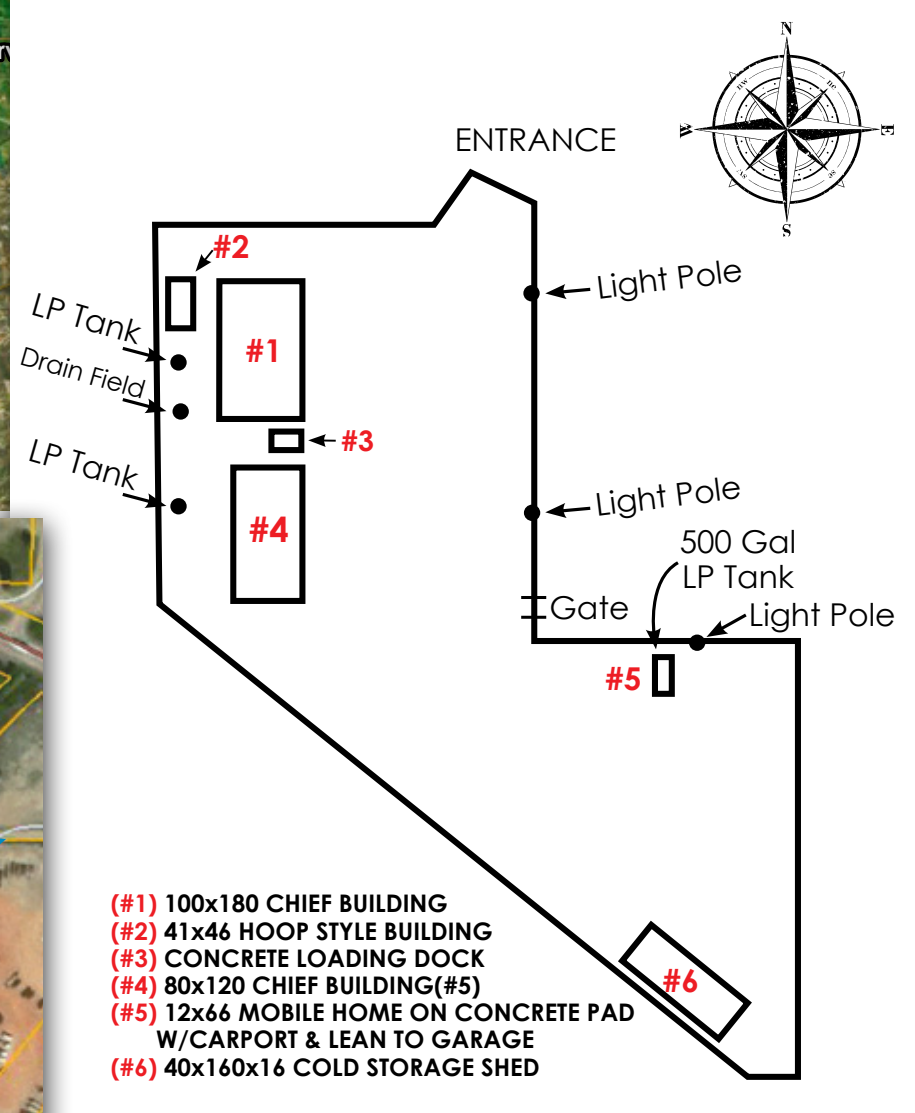
US \$115,000.00 (5 bids)

[More Photos](#)

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 his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!





- (#1) 100x180 CHIEF BUILDING
- (#2) 41x46 HOOP STYLE BUILDING
- (#3) CONCRETE LOADING DOCK
- (#4) 80x120 CHIEF BUILDING(#5)
- (#5) 12x66 MOBILE HOME ON CONCRETE PAD W/CARPOT & LEAN TO GARAGE
- (#6) 40x160x16 COLD STORAGE SHED

Property Address: 34940 MT-23, Sidney, MT 59270

Legal Description: LOT 2A OF AP OF LOT 2 B&B RENTAL MINOR SUB & COS 27-604 Section 08-22-59

Total Acres: 11.99± • **Geo Code:** 27-3325-08-2-04-03-0000

Water Supply: Site is serviced by Dry-RedWater along with on-site septic & drain field:
 (2) 1000 gal. LP tanks, one for each shop • 500 gal. LP for Mobile Home

100x180 CHIEF BUILDING (BUILDING #1)

Front Showroom, approx. 100x50 w/suspended ceiling & 2nd story Mezzanine

- Main office area behind approx. 20' showroom counter
- Restrooms w/utility room which houses HVAC, security systems, & tech. equip.
- Hospitality counter w/sink & storage
- (3) private offices
- Service office
- Overhead Mezzanine area for storage



Parts Room, approx. 30x45 finished area w/suspended ceiling & O/H Mezzanine for storage

Main Shop, approx. 100x100

- (3) approx. 22x16 O/H doors w/ door openers & (1) keypad entry
- (2) walk-through doors
- Restroom & utility room
- Hanging Modine brand LP heaters



South Bay, approx. 100x30 for heated storage

- Hanging Modine brand LP heater
- Floor drain
- 20x14 O/H door w/opener
- Building has a side & front façade w/ extended canopy & approx. 10' extended concrete apron
- External power, external lights

41x46 HOOP STYLE BUILDING (BUILDING #2)

- 12X12 O/H door
- Walk through door
- Set on concrete stub wall

CONCRETE LOADING DOCK (ITEM #3)

- 11x44 w/11x9 landing deck
- Chalfant brand steel dock bridge & bumpers
- Approx. 46" dock height



80x120 CHIEF BUILDING (BUILDING #4)

Heated Wash Bay w/full length drain pit & Alkota LP

- 220V hot water washer vented through the ceiling
- Explosion protected lights
- Approx. 12x14 O/H door w/opener

Heated Shop Area, approx. 80x45

- (4) Total Matched drive through doors, (12x14) on both sides w/openers
- 35' of work benches
- 14x20 secure tool room
- 15x15 office area w/restroom
- (2) walk through doors each side



12x66 MOBILE HOME ON CONCRETE PAD W/CARPORT & LEAN TO GARAGE (ITEM #5)

- LP W/HVAC

40x160x16 COLD STORAGE SHED (BUILDING #6)

- Mostly concrete floor
- lighted
- (5) 20x14 O/H doors, (4) w/openers, 5th stall w/gravel floor
- 16x10 O/H door w/opener for west annex/shop area, mostly unfinished



2020 REAL Property Tax Statement

Richland County Treasurer
 201 West Main
 Sidney, MT 59270
 (406) 433-1707

10/15/20

Tax Payer	Property Description
BYER RENTALS LLC 108 2ND ST NE SIDNEY MT 59270-4105	Twn/Rng/Sect 22N/59E /08 T22N, R59E, ACRES 11.99, LOT 2A OF AP OF LOT 2 B&B RENTAL MINOR SUB & COS 27-604

Tax Payer 8194
 School District 5RD Sidney Elem/
 Taxable Value 22,454
 Geo Code 3325-08-2-04-03-0000

Tax Description	1st Half	2nd Half	Total Tax	% of Tax	Tax Amount	Mill Levy																																																																																																																																																				
LAND	900.04	900.04	1,800.08																																																																																																																																																							
BLDS & IMPROVEMENTS	4,256.75	4,256.74	8,513.49																																																																																																																																																							
LOWER YELLOWSTONE IRRIGA	107.80	107.80	215.60																																																																																																																																																							
AMBULANCE-VOTED LEVY	25.04	25.03	50.07																																																																																																																																																							
AIRPORT DISTRICT	61.30	61.30	122.60																																																																																																																																																							
CEMETARY DISTRICT	37.16	37.16	74.32																																																																																																																																																							
RICHLAND HOMES-VOTED LEV	33.68	33.68	67.36																																																																																																																																																							
SOLID WASTE	1,055.70	0.00	1,055.70																																																																																																																																																							
SOIL CONSERVATION	28.63	28.63	57.26																																																																																																																																																							
SOIL - PERMISSIVE LEVY	4.16	4.15	8.31																																																																																																																																																							
1st Half Due (11/30/20)	6,510.26																																																																																																																																																									
2nd Half Due (05/31/21)		5,454.53																																																																																																																																																								
Total Bill			11,964.79																																																																																																																																																							
<p>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 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.</p> <p>*FOR YOUR ADDED CONVENIENCE: A drive-thru payment drop box is located at the back of the courthouse, in the alley between the 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.</p>				<table border="1"> <tbody> <tr> <td>STATE SCHOOL LEVY</td> <td>17.83 %</td> <td>\$2,133.13</td> <td>95.000</td> </tr> <tr> <td>DISTRICT SCHOOL LEVY</td> <td>26.33 %</td> <td>\$3,150.75</td> <td>140.320</td> </tr> <tr> <td>STATE LEVY - UNIVERSI</td> <td>1.13 %</td> <td>\$134.72</td> <td>6.000</td> </tr> <tr> <td>COUNTYWIDE EDUCATION</td> <td>0.00 %</td> <td>\$0.00</td> <td>0.000</td> </tr> <tr> <td>Total School</td> <td>45.29 %</td> <td>\$5,418.60</td> <td>241.320</td> </tr> <tr> <td colspan="4">County</td> </tr> <tr> <td>GENERAL FUND</td> <td>11.41 %</td> <td>\$1,364.98</td> <td>60.790</td> </tr> <tr> <td>ROAD</td> <td>16.79 %</td> <td>\$2,009.41</td> <td>89.490</td> </tr> <tr> <td>BRIDGE FUND</td> <td>2.26 %</td> <td>\$270.57</td> <td>12.050</td> </tr> <tr> <td>WEED CONTROL FUND</td> <td>0.54 %</td> <td>\$64.22</td> <td>2.860</td> </tr> <tr> <td>FAIR</td> <td>0.45 %</td> <td>\$53.89</td> <td>2.400</td> </tr> <tr> <td>DISTRICT COURT</td> <td>0.50 %</td> <td>\$59.95</td> <td>2.670</td> </tr> <tr> <td>LIBRARY</td> <td>0.44 %</td> <td>\$52.54</td> <td>2.340</td> </tr> <tr> <td>AMBULANCE MAINTENANCE</td> <td>0.05 %</td> <td>\$5.84</td> <td>0.260</td> </tr> <tr> <td>COUNTY PLANNING</td> <td>0.07 %</td> <td>\$8.08</td> <td>0.360</td> </tr> <tr> <td>HEALTH</td> <td>0.94 %</td> <td>\$112.27</td> <td>5.000</td> </tr> <tr> <td>SENIOR CITIZENS</td> <td>0.19 %</td> <td>\$22.45</td> <td>1.000</td> </tr> <tr> <td>AGRICULTURE EXTENSION</td> <td>0.77 %</td> <td>\$91.61</td> <td>4.080</td> </tr> <tr> <td>LAW ENFORCEMENT-PUBLI</td> <td>3.79 %</td> <td>\$453.35</td> <td>20.190</td> </tr> <tr> <td>ECONOMIC DEVELOPMENT</td> <td>0.10 %</td> <td>\$11.90</td> <td>0.530</td> </tr> <tr> <td>RURAL FIRE FIGHTERS</td> <td>1.67 %</td> <td>\$199.39</td> <td>8.880</td> </tr> <tr> <td>MUSEUMS FUND</td> <td>0.09 %</td> <td>\$10.33</td> <td>0.460</td> </tr> <tr> <td>EMPLOYER CONTRIBUTION</td> <td>0.87 %</td> <td>\$104.19</td> <td>4.640</td> </tr> <tr> <td>Total County</td> <td>40.93 %</td> <td>\$4,894.97</td> <td>218.000</td> </tr> <tr> <td colspan="4">Other</td> </tr> <tr> <td>AMBULANCE VOTED LEVY</td> <td>0.42 %</td> <td>\$50.07</td> <td>2.230</td> </tr> <tr> <td>LY IRRIGATION #1</td> <td>1.80 %</td> <td>\$215.60</td> <td>9.500</td> </tr> <tr> <td>CEMETERY</td> <td>0.62 %</td> <td>\$74.32</td> <td>3.310</td> </tr> <tr> <td>SOIL CONSERVATION</td> <td>0.48 %</td> <td>\$57.26</td> <td>2.550</td> </tr> <tr> <td>SOIL CONSERVATION-PER</td> <td>0.07 %</td> <td>\$8.31</td> <td>0.370</td> </tr> <tr> <td>HOSPITAL DISTRICT/RIC</td> <td>0.56 %</td> <td>\$67.36</td> <td>3.000</td> </tr> <tr> <td>SIDNEY-RICHLAND AIRPO</td> <td>1.02 %</td> <td>\$122.60</td> <td>5.460</td> </tr> <tr> <td>Total Other</td> <td>4.97 %</td> <td>\$595.52</td> <td>16.920</td> </tr> <tr> <td colspan="4">Fees</td> </tr> <tr> <td>SOLID WASTE/LANDFILL</td> <td>8.82 %</td> <td>\$1,055.70</td> <td></td> </tr> <tr> <td>Total Fees</td> <td>8.82 %</td> <td>\$1,055.70</td> <td>0.000</td> </tr> <tr> <td>Total Bill</td> <td>100.00 %</td> <td>\$11,964.79</td> <td>476.240</td> </tr> </tbody> </table>			STATE SCHOOL LEVY	17.83 %	\$2,133.13	95.000	DISTRICT SCHOOL LEVY	26.33 %	\$3,150.75	140.320	STATE LEVY - UNIVERSI	1.13 %	\$134.72	6.000	COUNTYWIDE EDUCATION	0.00 %	\$0.00	0.000	Total School	45.29 %	\$5,418.60	241.320	County				GENERAL FUND	11.41 %	\$1,364.98	60.790	ROAD	16.79 %	\$2,009.41	89.490	BRIDGE FUND	2.26 %	\$270.57	12.050	WEED CONTROL FUND	0.54 %	\$64.22	2.860	FAIR	0.45 %	\$53.89	2.400	DISTRICT COURT	0.50 %	\$59.95	2.670	LIBRARY	0.44 %	\$52.54	2.340	AMBULANCE MAINTENANCE	0.05 %	\$5.84	0.260	COUNTY PLANNING	0.07 %	\$8.08	0.360	HEALTH	0.94 %	\$112.27	5.000	SENIOR CITIZENS	0.19 %	\$22.45	1.000	AGRICULTURE EXTENSION	0.77 %	\$91.61	4.080	LAW ENFORCEMENT-PUBLI	3.79 %	\$453.35	20.190	ECONOMIC DEVELOPMENT	0.10 %	\$11.90	0.530	RURAL FIRE FIGHTERS	1.67 %	\$199.39	8.880	MUSEUMS FUND	0.09 %	\$10.33	0.460	EMPLOYER CONTRIBUTION	0.87 %	\$104.19	4.640	Total County	40.93 %	\$4,894.97	218.000	Other				AMBULANCE VOTED LEVY	0.42 %	\$50.07	2.230	LY IRRIGATION #1	1.80 %	\$215.60	9.500	CEMETERY	0.62 %	\$74.32	3.310	SOIL CONSERVATION	0.48 %	\$57.26	2.550	SOIL CONSERVATION-PER	0.07 %	\$8.31	0.370	HOSPITAL DISTRICT/RIC	0.56 %	\$67.36	3.000	SIDNEY-RICHLAND AIRPO	1.02 %	\$122.60	5.460	Total Other	4.97 %	\$595.52	16.920	Fees				SOLID WASTE/LANDFILL	8.82 %	\$1,055.70		Total Fees	8.82 %	\$1,055.70	0.000	Total Bill	100.00 %	\$11,964.79	476.240
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Total Fees	8.82 %	\$1,055.70	0.000																																																																																																																																																							
Total Bill	100.00 %	\$11,964.79	476.240																																																																																																																																																							



27/01/2021

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Property Record Card

Summary

Primary Information

Property Category: [RP](#) Subcategory: [Commercial Property](#)
 Geocode: [27-3325-08-2-04-03-0000](#) Assessment Code: [0000008194](#)
 Primary Owner: PropertyAddress:
[BYER RENTALS LLC](#)
[108 2ND ST NE](#) COS Parcel:
[SIDNEY, MT 59270-4105](#)
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

[S08, T22N, R59E, ACRES 11.99, LOT 2A OF AP OF LOT 2 B&B RENTAL MINOR SUB & COS 27-604](#)

Last Modified: [1/26/2021 8:42:51 AM](#)

General Property Information

Neighborhood: [227.001.C](#) Property Type: [IMP_R - Improved Property - Rural](#)
 Living Units: [0](#) Levy District: [27-1745-5RD](#)
 Zoning: Ownership %: [100](#)
 Linked Property:

[No linked properties exist for this property](#)

Exemptions:

[No exemptions exist for this property](#)

Condo Ownership:

General: [0](#) Limited: [0](#)

Property Factors

Topography: Fronting:
 Utilities: Parking Type:
 Access: Parking Quantity:
 Location: Parking Proximity:

Land Summary

Land Type	Acres	Value
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	11.990	207,348.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/28/2012	A156	150	8/28/2012	572018	Warranty Deed
	A163	634		599679	Warranty Deed

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Owners

Party #1

Default Information: [BYER RENTALS LLC](#)
[108 2ND ST NE](#)

Ownership %: [100](#)
Primary Owner: ["Yes"](#)
Interest Type: [Fee Simple](#)
Last Modified: [7/20/2018 10:23:31 AM](#)

Other Names

Other Addresses

Name **Type**

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2020	207348	983670	1191018	COST
2019	207348	898470	1105818	COST
2018	646792	815180	1461972	COST

Market Land

Market Land Item #1

Method: [Acre](#) **Type:** [Primary Site](#)
Width: **Depth:**
Square Feet: [00](#) **Acres:** [11.99](#)
 Valuation
Class Code: [2107](#) **Value:** [207348](#)

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
MH	SW	1977

Dwelling Information

Residential Type: [MH](#) **Style:** [SW](#)
Year Built: [1977](#) **Roof Material:** [5 - Metal](#)
Effective Year: [1977](#) **Roof Type:** [1 - Flat](#)
Story Height: [1.0](#) **Attic Type:** [0](#)
Grade: [L](#) **Exterior Walls:**
Class Code: [3301](#) **Exterior Wall Finish:** [5 - Maintenance Free Aluminum/Vinyl/Steel](#)
Year Remodeled: [0](#) **Degree Remodeled:**

Mobile Home Details

Manufacturer: [WICK_BUILDING](#) **Serial #:** [MAR77](#) **Width:** [14](#)
Model: [MARSHFIELD](#) **Length:** [70](#)

Basement Information

Foundation: [1 - Wooden or Masonry Piers/Posts](#) **Finished Area:** [0](#) **Daylight:**
Basement Type: [0 - None](#) **Quality:**

Heating/Cooling Information

Type: [Central](#) **System Type:** [5 - Forced Air](#)
Fuel Type: [3 - Gas](#) **Heated Area:** [0](#)

Living Accomodations

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Bedrooms: 3 **Full Baths: 1** **Addl Fixtures: 2**
Family Rooms: 0 **Half Baths: 0**
 Additional Information
Fireplaces: **Stacks: 0** **Stories:**
 Openings: 0 **Prefab/Stove: 0**
Garage Capacity: 0 **Cost & Design: 0** **Flat Add: 0**
% Complete: 0 **Description:** **Description:**

Dwelling Amenities

View: **Access:**
 Area Used In Cost
Basement: 0 **Additional Floors: 0** **Attic: 0**
First Floor: 980 **Half Story: 0** **Unfinished Area: 0**
Second Floor: 0 **SFLA: 980**
 Depreciation Information
CDU: **Physical Condition: Poor (5)** **Utility: Poor (5)**
Desirability: **Property: Poor (5)**
 Location: Poor (5)

Depreciation Calculation

Age: 41 **Pct Good: 0.14** **RCNLD: 8640**

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
14 - Porch, Frame, Enclosed				527	0	24679

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential **Description: RPA2 - Concrete**
Quantity: 1 **Year Built: 2000** **Grade:**
Condition: **Functional: 3-Normal** **Class Code: 3301**
 Dimensions
Width/Diameter: 9 **Length: 16** **Size/Area: 144**
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

Type: Commercial **Description: CLD1 - Loading Dock, steel/concrete**
Quantity: 1 **Year Built: 2013** **Grade: A**
Condition: **Functional: 3-Normal** **Class Code: 3307**
 Dimensions
Width/Diameter: 10 **Length: 50** **Size/Area:**
Height: 5 **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #3

Type: Residential **Description: RRS2 - Shed, residential, metal**
Quantity: 1 **Year Built: 2010** **Grade: A**
Condition: **Functional: 3-Normal** **Class Code: 3301**
 Dimensions
Width/Diameter: 12 **Length: 14** **Size/Area: 168**
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #4

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Type: Commercial **Description:** CPA1 - Paving, asphalt
Quantity: 1 **Year Built:** 2013 **Grade:** A
Condition: **Functional:** 3-Normal **Class Code:** 3307
 Dimensions
Width/Diameter: **Length:** **Size/Area:** 11300
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #5

Type: Commercial **Description:** CRFC - Fence, chain link w/barbed wire (commercial)
Quantity: 1 **Year Built:** 2013 **Grade:** A
Condition: **Functional:** **Class Code:** 3307
 Dimensions
Width/Diameter: **Length:** 1620 **Size/Area:**
Height: 6 **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #6

Type: Residential **Description:** AAP1 - Pole Frame Bldg, 4 sides closed, metal
Quantity: 1 **Year Built:** 2015 **Grade:** G
Condition: **Functional:** 3-Normal **Class Code:** 3307
 Dimensions
Width/Diameter: 40 **Length:** 160 **Size/Area:** 6400
Height: **Bushels:** **Circumference:**

Commercial

Existing Commercial Buildings

Building Number	Building Name	Structure Type	Units/Bldg	Year Built	
1	B&B TRAILER SALES	373 - Multi-purpose, Retail, single occupancy	1	2013	View

General Building Information

Building Number: 1 **Building Name:** B&B TRAILER SALES **Structure Type:** 373 - Multi-purpose, Retail, single occupancy
Units/Building: 1 **Identical Units:** 1
Grade: A **Year Built:** 2013 **Year Remodeled:** 0
Class Code: 3307 **Effective Year:** 2013 **Percent Complete:** 0

Interior/Exterior Data Section #1

Level From: 01 **Level To:** 01 **Use Type:** 045 - Warehouse

Dimensions

Area: 18,000 **Use SK Area:** 0
Perimeter: 0 **Wall Height:** 20

Features

Exterior Wall Desc: 07 - Metal, light **Construction:** 4-Pre-engineered Steel **Economic Life:** 40
% Interior Finished: 100 **Partitions:** 2-Normal **Heat Type:** 1-Hot Air
AC Type: 0-None **Plumbing:** 2-Normal
Physical Condition: 3-Normal **Functional Utility:** 3-Normal

Building Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
AC1 - Air Conditioning, Central	1	100	180	20	18,000	139597.233334	139597
OD4 - Overhead Door, rolling steel with motor & operator	2	12	14	14	168	4293.273	8587

svc.mt.gov/msl/MTcadastral/PrintPropertyRecordCard/GetPropertyRecordCardData?Geocode=27332508204030000&year=2020

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Elevators and Escalators

No elevators or escalators exist for this building

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel



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 for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or 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. South Dakota 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
Thursday, April 22, 8AM-12PM ²⁰²¹



2000 Main Avenue East
West Fargo, ND 58078
701.237.9173 P | 701.237.0976 F

701.203.8400 P | Grand Forks, ND 58201

701.580.2426 | Watford City, ND 58854

24400 MN Hwy 22 South
Litchfield, MN 55355
320.693.9371 P | 320.693.9373 F

1688 Hwy 9 | Larchwood, IA 51241
712.477.2144 P | 712.477.2577 F

308.217.4508 | Lexington, NE 68850

2245 East Bluegrass Road
Mt. Pleasant, IA 52641
319.385.2000 P | 319.385.4709 F

641.423.1947 | Mason City, IA 50401

515.432.6000 P | Ames, IA 50010

SteffesGroup.com