

COURT ORDERED BANKRUPTCY LAND

West of Lambert, MT

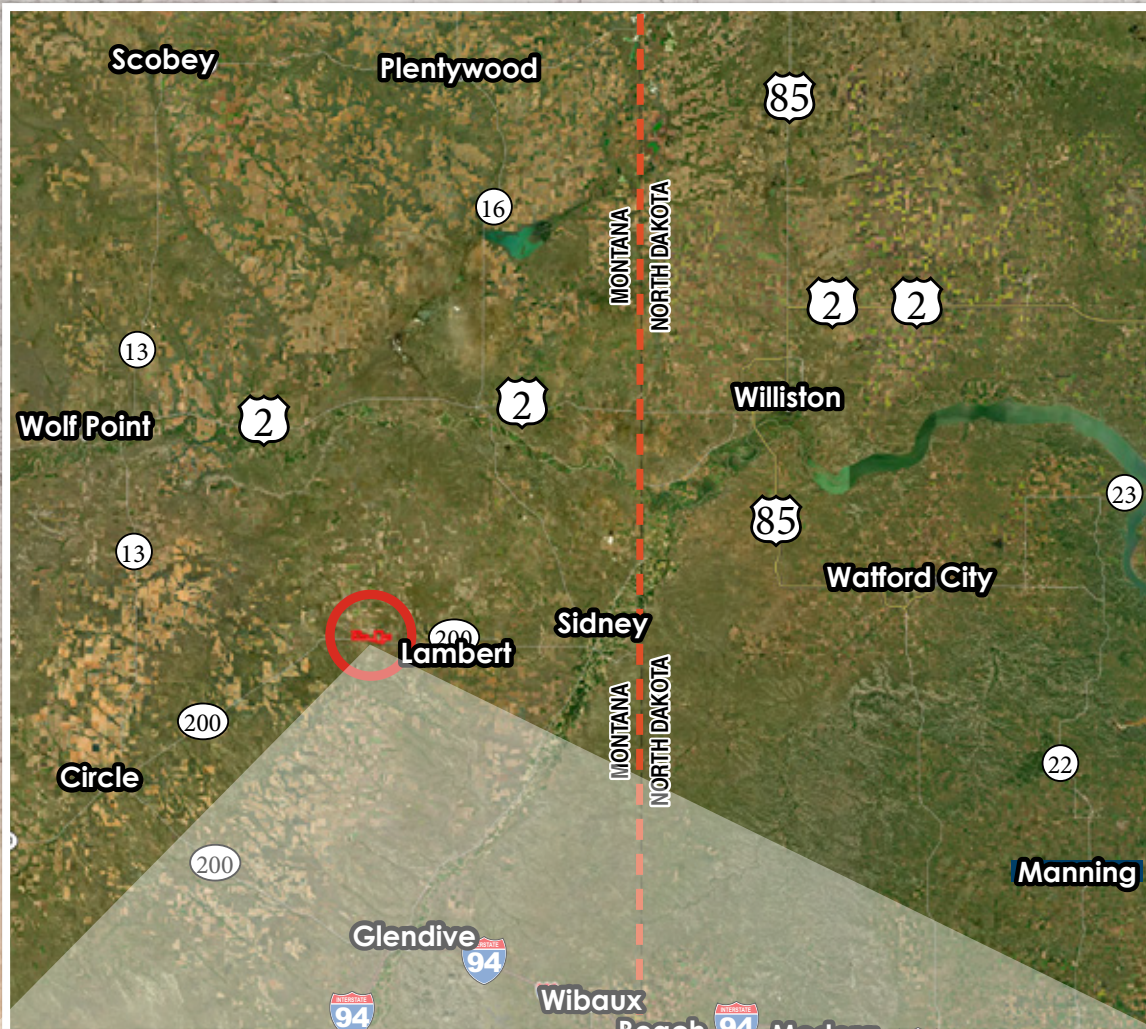
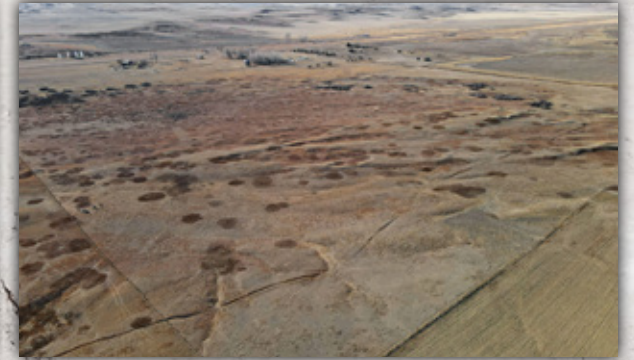
AUCTION

2,386± Acres

TIMED ONLINE - Opens: December 9 | 8AM^{MST}

Closes: Thursday, December 16 | 10AM^{MST} 2021

Richland County, Montana. Auction ordered by the US Bankruptcy Court by the District of Montana. Free and Clear of all creditor liens.
Lambert Township - Section 36-23-53; Sections 31, 33, & 34 All In T23-R54 & Sections 3, 4, 5, & 6 All In T22-R54
Total Acres: 2,386 ± • Cropland Acres: 1,336.21± • To be sold in 4 tracts!



TRACT 1:

Description: NE1/4, N1/2NW1/4, S1/2 NW1/4 LESS LANE T'SITE, & S1/2 LESS R/W All in Section 36-23-53; PTS S & W OF HY IN S1/2, 17.5 AC IN SESE All in Section 31-23-54; 25+ Acres Lying North of Hwy. 200 Section 6-22-54 Subject to Survey

Total Acres: 873.88±

Cropland Acres: 502.52±

GeoCodes: 27-3438-36-1-01-01-0000, 27-3438-36-2-03-01-0000, 27-3438-36-3-01-01-0000, 27-3439-31-3-01-01-0000, 27-3439-31-4-04-01-0000, & part of 27-3320-06-2-01-01-0000 & 27-3320-06-4-04-01-0000

Taxes (2020): \$5,031.09 (Includes E1/2 Section 6-22-54)

TRACT 2:

Description: All THAT PT LYING N OF HWY 200 Section 05-22-54; ALL Section 33-23-54; ALL THAT PT NORTH OF HWY 200 Section 4-22-54

Total Acres: 1,093.72±

Cropland Acres: 564.31±

GeoCodes: 27-3320-05-1-01-01-0000, 27-3439-33-1-01-01-0000, & 27-3320-04-1-01-01-0000

Taxes (2020): \$2,615.24 (Includes T3, T4, & NENE, S2NE, SENW, & SE4 Section 18-22-54)

TRACT 3:

Description: N1/2NW1/4 AND W1/2SW1/4NW1/4 Section 3-22-54

Total Acres: 98.42±

Cropland Acres: 15.29±

GeoCode: 27-3320-03-2-02-01-0000

Taxes (2020): \$1,583.83 (Includes Part of T2)

TRACT 4:

Description: S1/2 LESS TR IN S1/2SE1/4 Section 34-23-54

Total Acres: 320±

Cropland Acres: 254.09±

GeoCode: 27-3439-34-3-01-01-0000

Taxes (2020): \$1,031.41 (Includes Part of T3 & NENE, S2NE, SENW, & SE4 Section 18-22-54)

For a detailed Buyer's Prospectus with complete terms and conditions contact our office at 701.237.9173.



SteffesGroup.com | 701.237.9173

Steffes Group, Inc., 2000 Main Ave East, West Fargo, ND 58078

Scott Steffes MT: RRE-BRO-LIC-16877, ND81; Max Steffes ND999. TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days.

