



# SIDNEY, MONTANA REAL ESTATE AUCTION

Opens: Tuesday, April 16 | 8AM

Closes: Tuesday, April 23 | 10AM <sup>MDT</sup> 2024

TIMED  
ONLINE

From the intersection of MT Hwy. 16 & 201 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.

**Auctioneer's Note:** Rare opportunity to purchase a turnkey facility near Montana's Sunrise City. Set up with an office building, several outbuildings with finished concrete floors, and ample space for future growth or storage needs. This is sure to be a great facility to start your business or expand your existing business. Located North of Sidney at the intersection of Hwy 16 and Hwy 201 quick access to the surrounding communities and highways in Culbertson, Fairview and Glendive offer major benefits to anyone looking to own this facility. Having a facility near the western edge of the Bakken Oil Formation allows for a great chance to reduce travel costs for businesses already doing work in the area or looking to expand their footprint. Surrounded by exterior perimeter fence with controlled gate access from both Hwy 16 and Hwy 201 adds some additional security assurances for the buyer. Take advantage today of this opportunity to purchase this strategically located property on the eastern edge of Montana.

## Commercial Real Estate



### ITC Grain International Inc.

Contact Martin Peterson at Steffes Group, 701.237.9173 or 320.905.5325, or visit [SteffesGroup.com](http://SteffesGroup.com).

Steffes Group, Inc. | 14083 51st St. NW, Williston, ND 58801 | 701.237.9173 | [SteffesGroup.com](http://SteffesGroup.com)

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

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

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



### 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 ON TUESDAY, APRIL 16 AND WILL END AT 10AM TUESDAY, APRIL 23, 2024.

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 The Title Team, 108 4th St. SE, Sidney, MT 59270.

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.

#### 2024 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 APPROVAL BY THE US BANKRUPTCY COURT BY THE DISTRICT OF MONTANA.

#### 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:

Purchasing the property.

Purchasing the property at a price you can afford.

How is this accomplished?

Estimate comparative value.

Experienced buyers always decide what to pay before the bidding begins.

Inspect the property carefully.

Compare with other properties available in the area.

Check the selling price of previously sold properties.

Discuss your buying plans with a lender. Have your financing arrangements made in advance.

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!**

**#1 POLK COUNTY, MN – GULLY TOWNSHIP**

Description: SE1/4SW1/4 & Lots 4 & 5 Section 31-150-33  
 Total Acres: 76.83  
 Cropland Acres: 72.26  
 PID #: 33.00128.00  
 Soil Productivity Index: 40.6  
 Soils: Maddock loamy fine sand (35.7%), Chapett fine sandy loam (28.5%), Sandberg loamy sand (14.3%)  
 Taxes (2021): \$490.00  
 NO US Fish & Wildlife Easement  
 Bidding will be **77 X TIMES** your bid.  
 TERMS: Ten percent down upon signing purchase agreement with balance due at closing in 45 days.  
 Closing: Thursday, Dec 29, 10:00 AM CST  
 Lot Location: Trail, MN

High Bid: US \$1,000.00X (X)  
 US \$7,000.00  
 (\$7.00 X \$1,000.00)

Request to Bid US \$1,000.00X (X)  
 Watch Lot US \$7,000.00  
 (\$7.00 X \$1,000.00)

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

## MARCH 2024

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

## APRIL 2024

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

**Preview Dates:**

Thursday, March 28 from 12-2PM & Thursday, April 11 from 10AM-1PM

**Richland County, MT - Fairview Township**

**Land Located:** From the intersection of MT Hwy. 16 & 201 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:** All of Lot 4 Lying East of Hwy, Including Portion of a COS 27-935 less and Excepting a TR along Northern Border Section 4-24-58

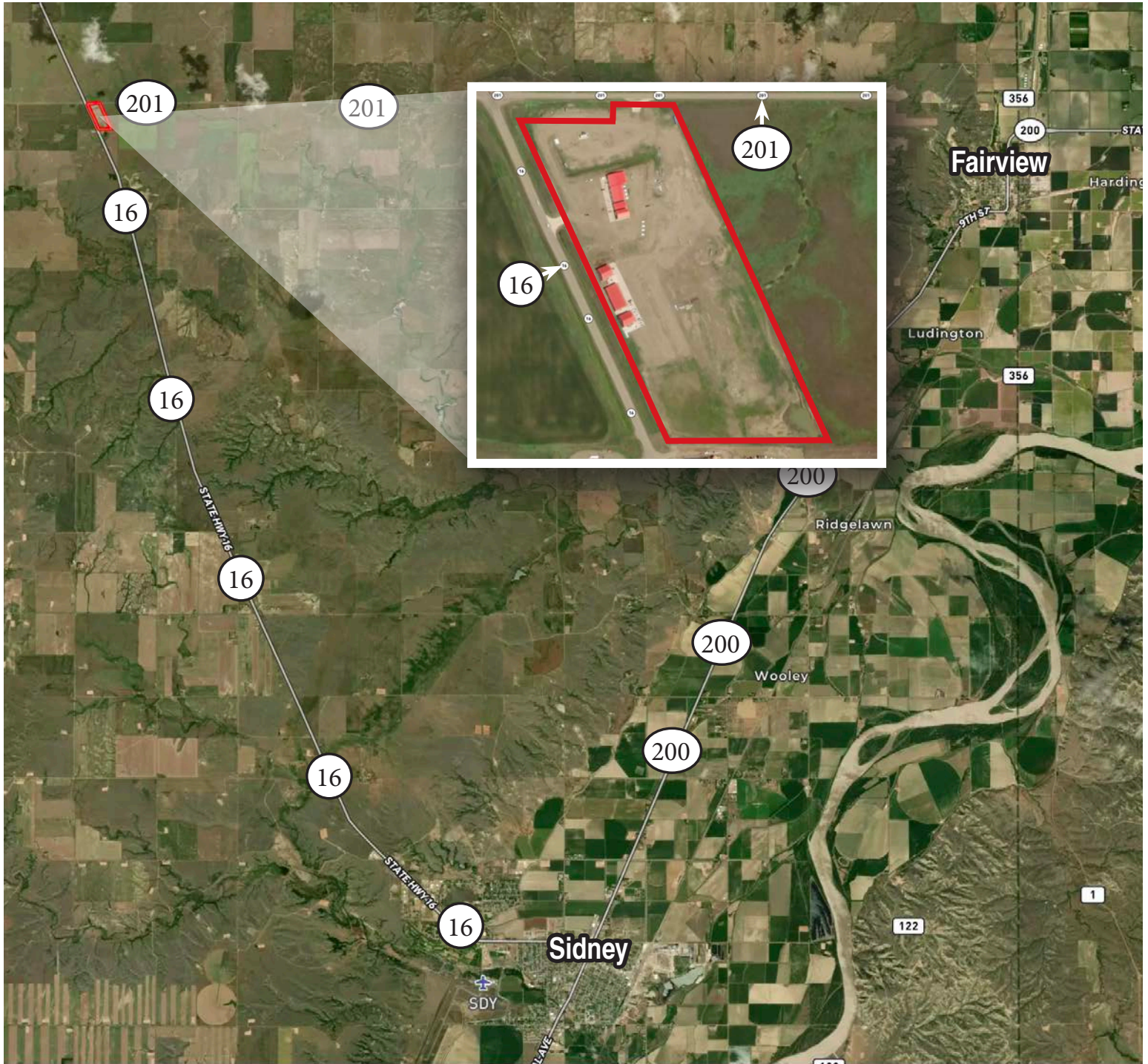
**Total Acres:** 33.12±

**Lot Sq. Ft.:** 1,442,707±

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

**Taxes (2023):** \$11,051.22

**\* Preview Dates:** Thursday, March 28 from 12-2PM & Thursday, April 11 from 10AM-1PM



**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)

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

- **Main Level:** Open floor concept wood-built partition wall splitting area in two, 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 code entry office/lab room
- **2nd Level:** lab, (2) electrical rooms, breakroom/lunch area, mechanical room (includes: (2) Trane furnace & A/C units, water heater)

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

- Site serviced by Lower Yellowstone Rural Electric Cooperative for Electrical
- Site serviced by well water (well/well house located between buildings 2 & 3) for water
- Site serviced by septic system (located south of Building #1)
- Site serviced by Propane Tanks (Propane purchased from Nortana Grain in the past)
- Site serviced by Mid-Rivers Communications

**Please Note:** All hemp measuring, processing and production equipment, all office furniture, bedding, technology equipment, and any other personal property to be excluded from sale unless otherwise noted and will be sold on separate equipment auction or removed by owner on or before the real estate closing date.













# 2023 REAL Property Tax Statement

Richland County Treasurer

201 West Main

Sidney, MT 59270

(406) 433-1707

10/18/23

Tax Payer	Property Description
ITC GRAIN INTERNATIONAL INC PO BOX 1192 SIDNEY MT 59270-1192	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

Tax Payer	5589
School District	13RD Fairview Ele
Taxable Value	27,023
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	337.58	337.57	675.15				
BLDS & IMPROVEMENTS	4,914.21	4,914.21	9,828.42				
AMBULANCE-VOTED LEVY	33.38	33.37	66.75				
AIRPORT DISTRICT	85.26	85.26	170.52				
CEMETARY DISTRICT	40.54	40.53	81.07				
RICHLAND HOMES-VOTED LEV	40.54	40.53	81.07				
SOLID WASTE	85.00	0.00	85.00				
SOIL CONSERVATION	27.84	27.83	55.67				
SOIL - PERMISSIVE LEVY	3.79	3.78	7.57				
<b>1st Half Due (11/30/23)</b>	<b>5,568.14</b>						
<b>2nd Half Due (05/31/24)</b>		<b>5,483.08</b>					
<b>Total Bill</b>			<b>11,051.22</b>				

STATE SCHOOL LEVY	19.04 %	\$2,105.09	77.900
School District Distribution			
ELEMENTARY GENERAL	8.75 %	\$966.07	35.750
ELEMENTARY TRANSPO	4.26 %	\$471.01	17.430
ELEMENTARY BUS DEP	0.68 %	\$75.39	2.790
ELEMENTARY BUILDIN	0.40 %	\$43.78	1.620
H. S. GENERAL	3.11 %	\$343.46	12.710
H. S. TRANSPORTATI	2.52 %	\$278.61	10.310
H. S. BUS DEPRECIA	0.71 %	\$78.91	2.920
H. S. ADULT EDUCAT	0.61 %	\$67.83	2.510
H. S. BUILDING RES	0.18 %	\$20.26	0.750
TOTAL SCHOOL DISTRICT	21.22 %	\$2,345.32	86.790
STATE LEVY - UNIVER	1.47 %	\$162.14	6.000
COUNTYWIDE EDUCATIO	0.00 %	\$0.00	0.000
<b>Total School</b>	<b>41.73 %</b>	<b>\$4,612.55</b>	<b>170.690</b>
County			
GENERAL FUND	14.86 %	\$1,642.73	60.790
ROAD	21.88 %	\$2,418.29	89.490
BRIDGE FUND	2.95 %	\$325.63	12.050
WEED CONTROL FUND	0.70 %	\$77.29	2.860
FAIR	0.59 %	\$64.86	2.400
DISTRICT COURT	0.65 %	\$72.15	2.670
LIBRARY	0.57 %	\$63.23	2.340
AMBULANCE MAINTENAN	0.06 %	\$7.03	0.260
COUNTY PLANNING	0.09 %	\$9.73	0.360
HEALTH	1.22 %	\$135.12	5.000
SENIOR CITIZENS	0.24 %	\$27.02	1.000
AGRICULTURE EXTENSI	1.00 %	\$110.25	4.080
LAW ENFORCEMENT-PUB	4.94 %	\$545.59	20.190
ECONOMIC DEVELOPMEN	0.13 %	\$14.32	0.530
RURAL FIRE FIGHTERS	2.17 %	\$239.96	8.880
MUSEUMS FUND	0.11 %	\$12.43	0.460
EMPLOYER CONTRIBUTI	1.13 %	\$125.39	4.640
Total County	53.29 %	\$5,891.02	218.000
Other			
AMBULANCE VOTED LEV	0.60 %	\$66.75	2.470
CEMETERY	0.73 %	\$81.07	3.000
SOIL CONSERVATION	0.50 %	\$55.67	2.060
SOIL CONSERVATION-P	0.07 %	\$7.57	0.280
HOSPITAL DISTRICT/R	0.73 %	\$81.07	3.000
SIDNEY-RICHLAND AIR	1.54 %	\$170.52	6.310
Total Other	4.17 %	\$462.65	17.120
Fees			
SOLID WASTE/LANDFIL	0.77 %	\$85.00	
Total Fees	0.77 %	\$85.00	0.000
<b>Total Bill</b>	<b>100.00 %</b>	<b>\$11,051.22</b>	<b>405.810</b>

\*\*\*\*\*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.  
 22 6,487.80 Delinquent  
 21 7,183.41 Delinquent  
 Penalty and Interest calculated to November 30, 2023 on delinquent taxes. If not paid by November 30, 2023 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 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 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.



# Earnest Money Receipt & Purchase Agreement

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**

SteffesGroup.com | 701.237.9173 | 14083 51st St. NW, Williston, ND 58801