

# **Farm Land Auction**

*On-Line Only Auction ends 6 p.m. Wednesday, August 28th*

**317+ acres in Judith Basin County near Moccasin, MT**

**LOCATION:** 2 miles southeast of Moccasin, MT and 3 miles north of Hobson.

**LEGAL DESCRIPTION:** Section 19, PSW ¼, PSW1/4 SE 1/4, T15N, R15E; and in Section 30, Part of the W ½ NE ¼, Part of the NW ¼, Part of the N ½ SW ¼, Part of the NW ¼ SE ¼, all in T15N, R15E, MPM, Judith Basin County, MT. 317 +/- total deeded acres.

**ACCESS:** The property is bordered on the west by gravel county road with a small portion bordering US Highway 87. The railroad tracks border the property on the east and north.

**GENERAL DESCRIPTION:** According to the Judith Basin County Court House records, 227 +/- acres are tillable. The remaining 90 +/- acres are in native grasses, and these acres lie in 2 coulees. A small reservoir lies at the east end of the larger coulee. No buildings are on the property. The grass acres are partially fenced. The property is currently leased and the 2019 crop is not included in the sale. Current lease expires at the end of this crop year. All 2019 FSA Farm Program payments remain the property of the current operator. A non-income generating communications tower is located near the very southern border of the property and consists of less than 0.5 acre of land. An right-of-way easement is in place for land use and access to the tower as well as access to a nearby state gravel pit.

**CROP BASES:** Wheat 141.63 acres; Barley 89.87 acres. Total base acres: 231.50

**ESTABLISHED YIELDS:** Wheat 32 bushels; Barley 42 bushels. FSA reports 2019 Tract Total Crop Acres: 238.73

**REAL ESTATE TAXES:** \$690.86 / year (2019)

## Terms & Conditions

- **Auction Method:** Online Only Auction
- **Bid at** [www.ShobeAuction.com](http://www.ShobeAuction.com)
- **Starting Bid:** \$250,000
- A 3% Buyer's Premium will be added to the final bid price to establish the final sale price.
- Cash to Seller at closing.
- Earnest Money: \$10,000 non-refundable, due within 24 hours of auction end.
- No Contingencies. Buyers must have financing arranged prior to bidding.
- Taxes will be prorated to the date of closing.
- Seller will provide title insurance.
- Closing agent fees will be equally shared between Seller & Buyer.
- Closing on or before September 30th, 2019 at Realty Title Co., Lewistown, MT.
- Auctioneer is acting as the sole agent for the Seller.
- **Property sells subject to Seller's approval of the final bid.**

***Bidding ends at 6:00 P.M., MDT,  
Wednesday, August 28<sup>th</sup>, 2019.***



**For maps and bidding information  
go to [www.ShobeAuction.com](http://www.ShobeAuction.com)**

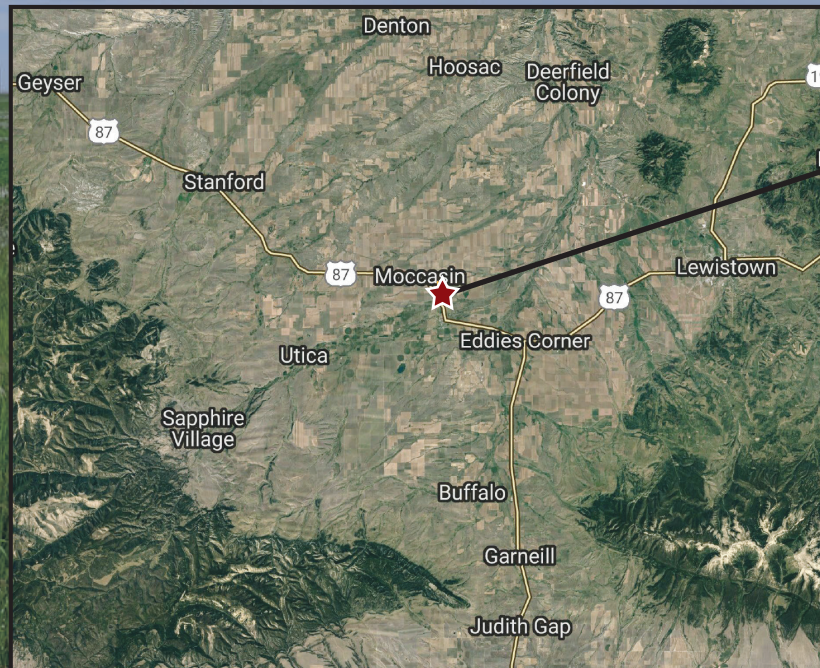
# Farm Land Auction

**ONLINE-ONLY AUCTION ENDS AT 6:00 P.M. WEDNESDAY, AUGUST 28TH, 2019**

Featuring 317 +/- acres of land in Judith Basin County, Montana, with county road access near US Highway 87, 2 miles southeast of Moccasin, MT. Approximately 227 acres are considered tillable and has been farmed consistently in recent years. The remaining 90 +/- acres are two coulees with native grass.

## Moccasin, Montana

Owners: Wayne & Denise Sandstrom, Roundup, MT



**Starting Bid:**  
**\$250,000**

**SHOBE AUCTION & REALTY**

*No One Knows The Country Like We Do*

**Jayson & Kyle Shobe**  
408 W Main • Lewistown

**Auction Method: Online Only Auction • Bid at [www.ShobeAuction.com](http://www.ShobeAuction.com)**

**[www.ShobeAuction.com](http://www.ShobeAuction.com) • 406-538-5125**



Auction Services



408 W Main • Lewistown, MT

FIRST CLASS MAIL  
AUTO  
US POSTAGE PAID  
LEWISTOWN, MT  
PERMIT 181

# Farm Land Auction

On-Line Only Auction ends 6 p.m. Wednesday, August 28th

**Bid at [www.ShobeAuction.com](http://www.ShobeAuction.com)**