



**Northwest  
Realty & Auction**

**STATE LEASE'S  
Daniels County, Montana**

**IMPROVEMENT SALE AVAILABE FOR THE FOLLOWING  
STATE LEASE'S.**

**The successful bidder will receive all interest and transfer thereof  
to the following subject to the approved Assignment by DNRC.**

**For any questions regarding transfer, fees, State Rates for haying,  
harvesting or grazing contact Matt Poole, DNRC State Lands  
Manager at (406) 228-2430 or MattPoole@mt.gov**

**State Lease #8022**

**400 acres with 362.30+/- acres of improved pasture/hay on Police Creek. Expires 2025**

**Township 36 North, Range 45 East, MPM, Daniels County, Montana.**

**Section 31: Township 36 North, Range 45 East 80 Acres**

**Section 32: Township 36 North, Range 45 East 320 Acres**

**(Located approximately 8 miles east of Richland 1/4 mile east of Mile Marker 26)**

**State Lease #5418**

**640 acres with 500+/- acres of improved pasture/hay. Expires 2027**

**Township 35 North, Range 44 East, MPM, Daniels County, Montana**

**Section 12: All subject to right-of-way 640 Acres**

**(Located approximately 6 miles east of Richland on the Opheim– Scobey Highway S-248  
Approximate Mile Marker 24)**

**BIDS TO CLOSE BY 3:00 PM, FRIDAY, MAY 7, 2021.**

**BIDS TO BE RECEIVED BY EMAIL TO:**

**Office@NorthwestRealtyMT.com**

or

US Postal Service, Fed-X, UPS or Hand Delivered to:

**Northwest Realty & Auction**

**PO Box 193**

**Malta, MT 59538**

**TERMS:**

**TOP 3 BID'S SHALL HAVE THE OPTION TO RE-BID by 12:00 noon, Monday, May 10, 2021.**

**ALL BIDS ARE SUBJECT TO THE DNRC-STATE OF MONTANA TRANSFER APPROVAL.**

**OWNER/LESSEE OF THE IMPROVEMTS RESERVES THE RIGHT TO ACCEPT OR REJECT ALL BIDS.**

**THE SUCCESSFUL BIDDER SHALL CONVEY 5% OF THEIR BID PRICE WITHIN 5 BUSINESS DAYS TO BE DEPOSITED INTO THE NORTHWEST REALTY TRUST ACCOUNT AND HELD UNTIL THE LEASE ASSIGNMENT IS APPROVED BY THE STATE OF MONTANA. BALANCE OF BID PRICE SHALL BE DUE AND PAYABLE WITHIN 30 DAYS. THE SUCCESSFUL BIDDER SHALL BE RESPONSIBLE FOR THE TRANSFER FEE WITH THE STATE OF MONTANA.**

**INDEPENDENT INVESTIGATION:** BIDDER agrees and represents that they have conducted an independent investigation and inspection of the land and personal property and have entered into this Agreement in full reliance thereon and that there are no other agreements, verbal or otherwise, modifying or effecting the terms thereof and they are not relying on any oral representations made by the SELLER/LESSEE or its agents. BIDDER is accepting the real and personal property in "as is" condition.

It is hereby disclosed that Northwest Realty & Auction ~ United Country Real Estate, Gary J. Anderson, Broker, and agents thereof are acting in a dual agency capacity, representing both the Buyer and Seller, and is hereby disclosed according to Montana Code Annotated 37-51-314.

**FOR MORE INFORMATION PLEASE CONTACT:**

**GARY ANDERSON**

**(406) 654-1612 Home—Morning & Evening**

**(406) 654-4242 Cell—Daytime**

**(406) 654-2881 Office**



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***OFFICIAL BID SHEET***

☐ **LEASE #8022** \$ \_\_\_\_\_

☐ **LEASE #5418** \$ \_\_\_\_\_

**INDEPENDENT INVESTIGATION:** BUYER agrees and represents that they have conducted an independent investigation and inspection of the land and personal property and have entered into this Bid in full reliance thereon and that there are no other agreements, verbal or otherwise, modifying or effecting the terms thereof and they are not relying on any oral representations made by the SELLER or its agents. BUYER is accepting the real and personal property in "as is" condition.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
Home Phone Number

\_\_\_\_\_  
Cell Phone Number

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Authorized Signature

☐ I have read and accept the "Terms" of this offering.