

Real Estate AUCTION

Dillon, MT - September 13 - 2012, 7:30 PM

**+/- 1653 total acres to be offered to the public at auction
Offered as one contiguous unit**



Property Highlights: The ranch is accessible year round located in the center of a tremendous recreation paradise. 30 minute paved access to Interstate 15. +/- 10 minutes from the Grasshopper Inn & Restaurant, Elkhorn Hot Springs and the Maverick Mountain Ski Lodge. The property contains +/- 3/4 mile of Grasshopper Creek, borders Forest Service and BLM lands. A modern 2-bedroom cabin provides comfortable housing for the recreationalist. The rustic ranch house is a diamond in the rough with outbuildings including a large indoor riding arena. Have your own private fly-fishing stream and big game hunting camp. Other area activities include bicycling, motorcycling, climbing, horseback riding, lake & river fishing, dancing, gambling to name a few. Remote wilderness area with nighttime entertainment amenities within minutes of the ranch.

Property Location: From Dillon, MT take I-15 South to exit 59. Go right on highway 278. Just past mile marker 25 turn right on to the Pioneer Mountains Scenic Byway. Continue north for 3.8 miles to the first gate to the property, or 4.8 miles to the ranch building site.

Owners: Lorie W. Zimdars, Dillon, MT; Gordon H. Waller and Helen M. Waller, Circle, MT

Sale Location: Dillon Elks Lodge No. 1554, 27 E. Center St. Dillon, MT

Legal Description: All in Beaverhead County. MT: Parcel 1: Tract B-2 of Certificate of Survey No. 1564BA; Parcel 2: Tract K-2 of Certificate of Survey No. 1558BA; Parcel 3: Tract C & Tract D of Certificate of Survey No. 1556BA; Parcel 4: Tract F-2 of Certificate of Survey No. 1689BA; Parcel 5: Tract 1-2 & Tract H-2 of Certificate of Survey No. 1558BA; Parcel 6: Tract L, Tract J & Tract M of Certificate of Survey No. 1557BR. 1652.99+/- Total Acres

Showings: By appointment

Property Taxes: Taxes will be pro-rated from the day of closing.

Title Insurance: The seller will provide standard owners title insurance through: Beaverhead Title Inc., 405 N Montana Street, Dillon, MT, 59725-3300. Phone: (406) 683-3656. Closing costs will be split equally between buyer and seller.

Water Rights: All water rights held will transfer

Terms: Title will be transferred by warranty deed with title insurance, subject to standard exceptions contained in such deeds such as reservations in patents, zoning, building and use restrictions, easements and rights of way apparent or of record, and real estate taxes for the year in which closing occurs. A non-refundable down payment of 10% of the Final Bid will be due on sale day from the winning bidder. The balance is due in cash at closing within 45 days at the office of: Beaverhead Title Inc., 405 N Montana Street, Dillon, MT, 59725-3300. Phone: (406) 683-3656 The seller will cooperate with buyer's Section 1031 Exchange, provided seller will not incur additional expense or liability by such cooperation. The property will be sold "as is where is." The buyer is responsible for conducting their own investigation and review of the property. The final bid will be subject to seller's approval with approval or rejection within 24 hours of auction completion. The seller reserves the right to accept or reject any and all bids.

Possession: Upon closing. Your bid is considered acceptance of the terms of this auction. If you, the buyer, fail to close, the down payment is non-refundable. If the seller fails to close, 100% of the down payment will be returned. At this time there is no known reason that the seller would not be able to close. All funds will be held in the escrow account of: Beaverhead Title Inc.




Montana Land
Auctions, Incorporated

(406) 939-2501 Russell Pederson

(406) 580-4207 Steve Krutzfeldt

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