

# 1,120<sup>±</sup> Acres

## Choteau County, Montana Ranch Land Sealed Bid Auction

Offered in 2 Tracts

- Quality Native Pastures
- Light Grazing Pressure – In Excellent Condition
- 348<sup>±</sup> Tillable Acres per FSA
- Abundant MULE DEER & ANTELOPE
- Multiple Potential Hay Meadows
- County Road Access

Tract 1

**SCHRADER**  
Real Estate and Auction Company, Inc. 4% Buyer's Premium  
405.332.5505 | SchraderAuction.com | 800.451.2709

Bids Due -  
**Wednesday, May 25<sup>th</sup>, 2022**

Choteau County, Montana Ranch Land  
**1,120<sup>±</sup> Sealed Bid Auction**  
Offered in 2 Tracts

MAY 2022						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Bids are Due By 5pm MDT

**SCHRADER**  
Real Estate and Auction Company, Inc.  
CORPORATE HEADQUARTERS:  
950 N. Liberty Dr., Columbia City, IN 46725  
OKLAHOMA OFFICE:  
101 N. Main Street, Stillwater, OK 74075

**Auction Manager:**  
**Brent Wellings,**  
**405-332-5505**

brent@schraderauction.com  
Charles Brent Wellings, 98772



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### Bids Due - Wednesday, May 25<sup>th</sup>, 2022



#### BID DELIVERY:

- Deliver Bids To: The Auction Property between NOON and 5PM MDT on Wednesday, May 25<sup>th</sup>, 2022
- By Mail to: C. Brent Wellings, 101 N. Main Street, Stillwater, OK 74075

*Open Ranch/Inspection Dates:*  
**Wednesday, April 27<sup>th</sup> • 9AM-Noon**  
**Tuesday, May 24<sup>th</sup> • 2PM-5PM**

#### GENERAL DESCRIPTION:

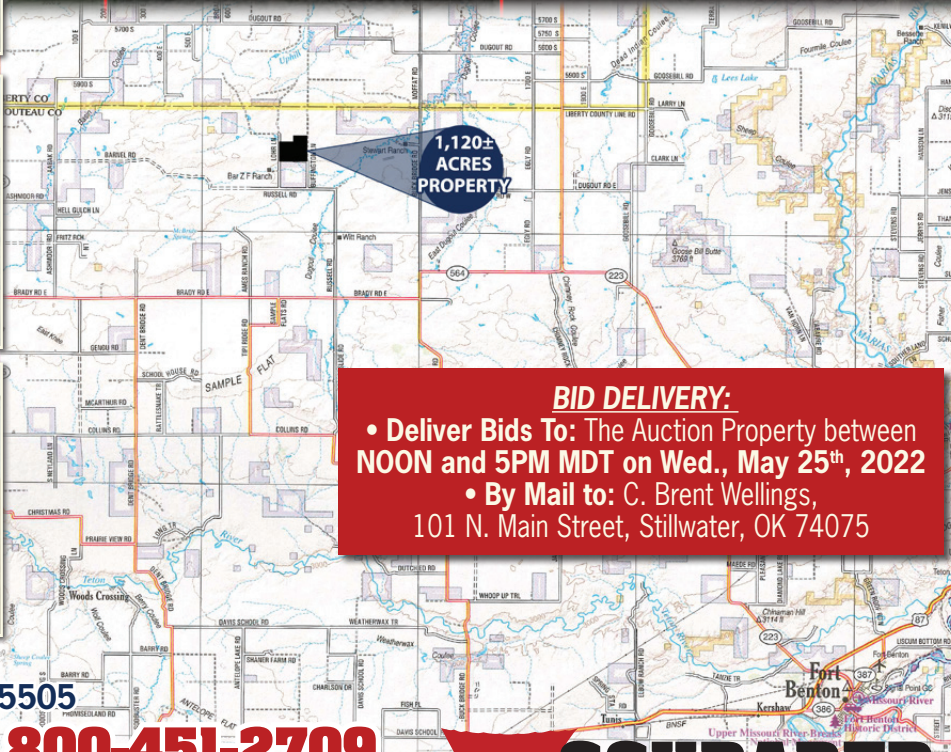
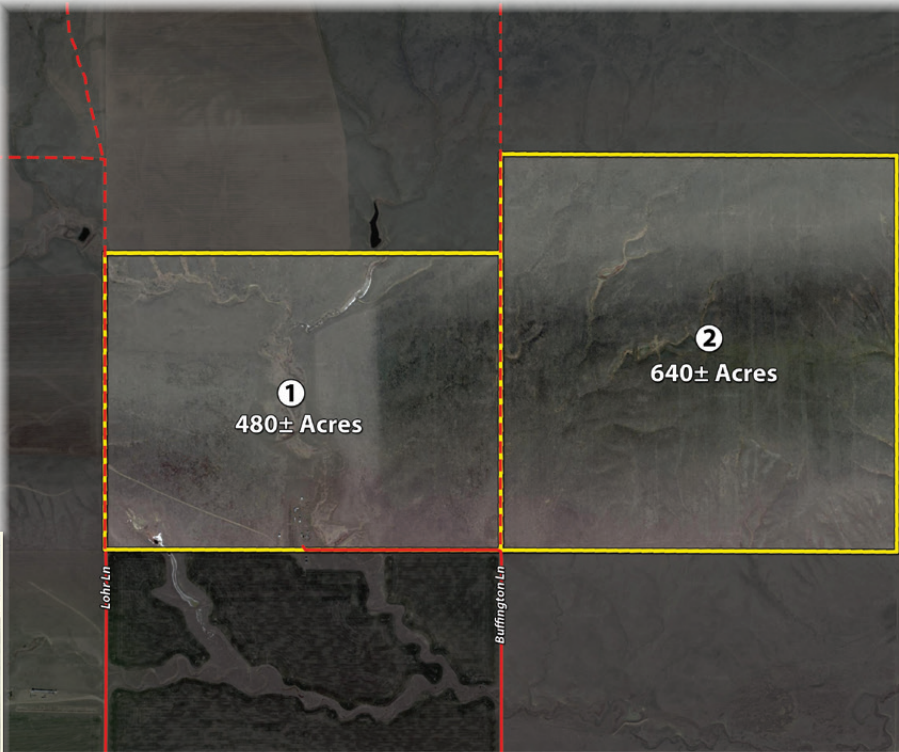
Outstanding opportunity to acquire high quality ranch land in Choteau County, Montana! The Emanuel Ranch has been lightly utilized in recent years, which has resulted in the ranch being in outstanding condition! Native pastures are thriving, which has attracted a strong population of Mule Deer and Antelope to utilize the ranch. The old homestead is located on Tract 1, which includes the ranch house, garage, outbuildings and older grain storage bins. The building improvements and fences on the ranch are in need of repair but the foundation is strong in this excellent parcel of Choteau County land. The 1,120± acres will be offered in 2 individual tracts.

**Buyers may submit bids on either individual tract or the entire property. Please review the Sealed Bid Packet for detailed bidding instructions.**

#### TRACT DESCRIPTIONS:

**TRACT 1: 480± ACRES** which includes the Emanuel homestead, outbuildings and grain storage. Also included are 2 earthen dams, providing a source of surface water in the drainage that runs north to south through the property.

**TRACT 2: 640± ACRES** of excellent pasture with county road frontage along the west boundary and good fences on three sides.



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**AUCTION MANAGER:**  
**BRENT WELLINGS • 405.332.5505**

**405.332.5505 • 800-451-2709**  
**www.SchraderAuction.com**



**TERMS AND CONDITIONS:**  
**BIDDING PROCEDURE:** The property will be offered via a Sealed Bid Auction with bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.  
**PURCHASE CONTRACT:** With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements and information in the marketing materials are subject to the terms and conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.  
**BUYER'S PREMIUM:** The purchase price will be the bid amount plus a 4% buyer's premium.  
**DOWN PAYMENT:** 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.  
**DEED:** Seller shall be obligated only to convey a merchantable title by Trustees Special Warranty Deed.  
**EVIDENCE OF TITLE:** Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".  
**CLOSING:** The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.  
**POSSESSION:** Possession shall be at closing, subject to rights of current tenants.  
**SURVEY:** A new survey will be obtained only in necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.  
**TRACT MAPS; ACRES:** Tract maps and advertised acres are approximations based on existing tax parcel data, legal descriptions &/or aerial mapping data and are not provided as survey products.  
**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.  
**MINERALS:** The sale of the Property will include the minerals currently owned by Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.  
**CONDUCT OF AUCTION:** The conduct of the Sealed Bid Auction will be at the direction and discretion of the Auction Company, Seller and its agents reserve the right to preclude any person from bidding if there is any questions as to the person's identity, credentials, fitness, etc.  
**AGENCY:** Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.  
**CHANGES:** Please regularly check [www.schraderauction.com](http://www.schraderauction.com) to review any changes and/or additional information.  
**THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

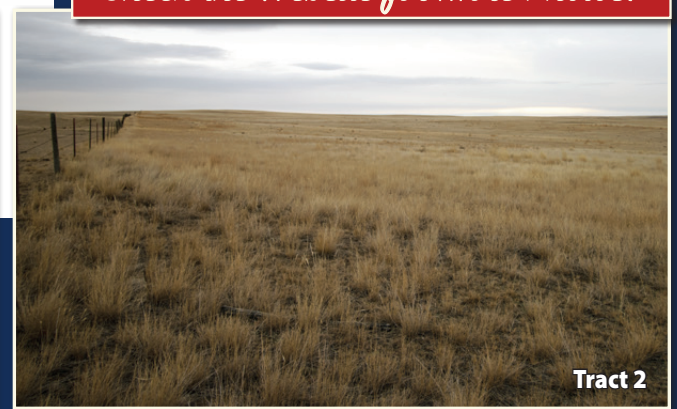
*Check the Website for More Photos!*



Tract 1 - Northeast Corner



Tract 2 - Northwest Corner



Tract 2