

BID INVITATION FOR AGRICULTURAL LAND

Bids are being sought for agricultural land located in Daniels County, Montana, formerly owned by The Estate of Theresia Gilchrist, more particularly described as follows:

TOWNSHIP 35 NORTH, RANGE 46 EAST

Section 19: S1/2, E1/2NE1/4

Section 20: W1/2SW1/4

Section 30: NW1/4

Containing approximately 630 acres

This sale also includes the assignment of State of Montana Agricultural Lease, No. 2857. Said lease contains the following acreage:

TOWNSHIP 35 NORTH, RANGE 46 EAST

Section 19: Lots 1-2, E/2NW/4, W/2NE/4

Containing approximately 234.33 acres

Seller will reserve any and all mineral and royalty rights. Sale includes any and all improvements on the land. Seller has paid to install Dry Prairie Rural Water System on premises. The above-described parcels are contiguous. Taxes on the property will be pro-rated as of the date of sale. Seller will provide owner's title insurance. Seller desires to close this transaction in 2026. Seller reserves the right to reject any or all bids, to waive irregularities, and to accept the bid which is in the Seller's best interest.

Sealed bids must be received at the law office of Howard & Howard before noon on Monday, November 16, 2026. Address bids to 211 N. Main Street, Plentywood, MT 59254, and mark the envelope "Bid for Gilchrist Land". Bidders shall submit a check in amount of ten percent of bid, made payable to Howard & Howard Trust Account. Any and all funds shall promptly be returned to unsuccessful bidders. The total remaining balance of the bid amount shall be due when Warranty Deed and title insurance have been delivered. For further information about the property, contact Samantha Howard at (406) 765-1213.