

PUBLIC RECORDS INSPECTION

The cabin/home site will be sold subject to all existing easements, encumbrances, zoning ordinances and applicable building codes. It is recommended that interested parties inspect all public records pertaining to this cabin/home site prior to submitting an Offer to Purchase.

RESERVATION OF MINERAL RIGHTS

All mineral and access rights described in MCA §77-2-304 shall be reserved from sale.

AUCTION DATE, TIME & LOCATION

- _____, 2014 at _____ a.m.
- _____ County Courthouse, _____ Avenue, _____, Montana.

TERMS OF THE AUCTION

A Bid Deposit equal to Five Percent (5%) of the minimum bid must be submitted to DNRC with a completed Offer to Purchase by _____, 2014. The Bid Deposit of the Buyer will be applied to the purchase price. The entire balance of the purchase price, along with the improvements cost, processing costs and Buyer's share of the closing costs must be paid in full on the Closing Date. DNRC will set a Closing Date that is mutually agreeable to the purchaser and DNRC. Closing must occur within 30 days of final approval by the State Board of Land Commissioners. If the Buyer fails to pay all amounts due on the closing date, the entire Bid Deposit will be forfeited to DNRC without any further action required by DNRC. All unsuccessful Bid Deposits will be returned to the submitter within fifteen (15) days of the auction date.

BID DEPOSIT

A bid deposit in the amount of \$ _____ is required in the form of a cashier's check or other certified funds drawn on any Montana bank, made payable to the Department of Natural Resources & Conservation. **Do Not Send a Personal Check.** Each Offer to Purchase and Bid Deposit Receipt must be made on the form available on the DNRC website.

QUALIFIED BIDDERS

All persons must be at least 18 years of age to participate in the auction. Bids made by public employees must comply with the Standards of Conduct set forth in Title 2, Chapter 2, M.C.A. Pursuant to M.C.A. §77-1-113 State employees may be disqualified from participation in the auction. All Bidders who plan to obtain financing to purchase the cabin/home site will be required to provide a prequalification letter from a mortgage broker or lending institution for at least the minimum bid amount plus the value of the improvements. All other Bidders will have to provide proof of funds showing cash deposits equal to at least the minimum bid amount plus the value of the improvements.

DEADLINE TO SUBMIT BID DEPOSIT

The "Offer to Purchase and Bid Deposit Receipt" form and a bid deposit of \$ _____, along with either a prequalification letter or proof of funds, must be mailed to the Department of Natural Resources and Conservation, postmarked or hand delivered no later than **5:00 p.m. on _____, 2014**. Bid deposits postmarked or hand delivered after the deadline will not be considered. Incomplete, unsigned and or not dated Offer to Purchase and Bid Deposit Receipt forms will be disqualified. Offers submitted without the sufficient bid deposit will be disqualified.

AUCTION PARTICIPANTS

Only those individuals who submit a complete Offer to Purchase and Bid Deposit Receipt form along with the bid deposit and a prequalification letter or proof of funds will be allowed to participate in the auction.

SALE PROCEDURE

On the day of the auction, DNRC staff will hold a public oral auction for the sale of the land. All qualified bidders must appear in person or be represented by a legal representative at the auction to present an oral bid. Only qualified bidders will be allowed to bid. Bids for less than the minimum bid will not be accepted. If there are multiple qualified bidders, the bidding will continue until no one wishes to offer a higher bid. If one of the qualified bidders is a current lessee, they will be allowed to match the highest bid until such time that there is no longer a higher bid, or the current lessee does not want to match the highest bid. The land will be sold at the highest bid. At the close of the auction, the highest bidder shall execute a Buy-Sell Agreement with DNRC for the purchase and sale of the cabin/home site, the form of which is included with this bid package and can be viewed on the DNRC website

CLOSING

DNRC will set a closing date that is mutually agreeable to both parties provided that such date shall be within thirty (30) days of final approval of the Board of Land Commissioners (typically within 60 days of the auction). DNRC will choose the closing agent. The balance of the purchase price for the cabin/home site, the cost of the improvements, the processing costs and Buyer's share of the closing costs, must be paid in full at the closing in the form of a cashier's check or other certified funds drawn on a Montana bank, and made payable to DNRC.

REAL PROPERTY TAXES

The State of Montana is exempt from paying real property taxes. The purchaser will be responsible for future real property taxes from the date of closing. Taxes and assessments due for the current year on the improvements, if any, shall be prorated between the improvements owner and Buyer as of the date of closing.

TITLE INSURANCE

DNRC does not warrant title to this property and will not provide any title insurance. Buyer may elect to order and purchase title insurance at Buyer's expense.

CONVEYANCE

Title to the cabin/home site shall be delivered by Patent, Grant Deed or Quit Claim Deed, to be determined by DNRC.

CONDITIONS

DNRC reserves the right to postpone or cancel this offering, in whole or in part, to change the minimum price of the parcel, or to withdraw parcel from this sale at any time prior to the sale, without notice. DNRC shall not be liable for any expenses incurred by any parties participating in this sale as a result of, but not limited to, a change in the minimum price, or withdrawal of the parcel from sale.