

NOTICE OF SALE OF REAL ESTATE

NOTICE IS HEREBY GIVEN THAT ON Thursday, October 31, 2024 at the hour of 10 o'clock a.m. in the office of the Blaine County Treasurer in the Courthouse, located at 400 Ohio, in the City of Chinook, County of Blaine, State of Montana, the undersigned County of Blaine, State of Montana, will sell at public auction with sealed bids, to the highest bidder, all of the following described real estate situated in the County of Blaine, State of Montana, and to which said county of Blaine has heretofore acquired Deed or Tax Deed, to-wit:

LAND DESCRIPTION

Five certain vacant lots situated within the city of Harlem and within T32N, R23E, Sections 17 and 18, are commonly designated as Tax ID 2130, Tax ID 2299, Tax ID 5111, Tax ID 9512, and Tax ID 9759, and are more particularly described as follows:

Tax ID 2130: T32N, R23E, Section 18 Lots 3 and 4, Less the South 130 feet in Block 2 of the Townsite of Harlem, according to the official map or plat on file in the office of the Clerk and Recorder in and for Blaine County, Montana.
Geocode: 4449-18-1-25-04-0000
Address: 35 2nd Ave NE
Opening Bid: \$2400.00

Tax ID 9759: T32N, R23E, Section 17 Lots 8 and 9 of Block 52 of Barton's Addition to the Townsite of Harlem, according to the official map or plat on file in the office of the Clerk and Recorder in and for Blaine County, Montana.
Geocode: 4449-17-3-11-02-0000
Address: 409 1st Ave SE
Opening Bid: \$4300.00

Tax ID 2299: T32N, R23E, Section 17 Lot 7 and the Westerly 25 feet of Lot 6 in Block 53 of Barton's Addition to the Townsite of Harlem, according to the official map or plat on file in the office of the Clerk and Recorder in and for Blaine County, Montana.
Geocode: 4449-17-3-10-13-0000
Address: 302 Central Ave E
Opening Bid: \$1700.00

Tax ID 5111: A tract of land 65 feet wide and 180 feet long, lying within the SE1/4NE1/4 of Section 18, Township 32 North, Range 23 East, P.M.M., and is more particularly bounded and described as follows:
Beginning at a point where the Westerly line of Sands Avenue, if extended Northerly, would intersect the Northerly line of Front Street, in the Town of Harlem, running thence Easterly 180 feet, along the Northerly line of said Front Street; Thence Northerly at a right angle to Northerly line of Front Street, a distance of 65 feet, to a point intersecting the Southerly boundary line of the right of way of Great Northern Railway Company; thence in a Westerly direction, along the Southerly boundary of said right of way a distance of 180 feet; thence Southerly a distance of 65 feet to the point of beginning, tract also designated as Tax No.14 on Blaine County Tax Rolls, Blaine County, Montana.
Geocode: 4449-18-1-17-04-0000
Address: Central Ave E
Opening Bid: \$4500.00

Tax ID 9512: T32N, R23E, Section 18 Lots 1 and 2 and the South 130 feet of Lots 3 and 4 in Block 2 of the Townsite of Harlem, according to the official map or plat on file in the office of the Clerk and Recorder in and for Blaine County, Montana.
Geocodes: 4449-18-1-25-03-0000 & 4449-18-1-25-05-0000
Address: 37 2nd Ave NE
Opening Bid: \$10,800.00

RESERVING and excepting, nevertheless, to Blaine County, Montana, a royalty of 6 and 1/4% of all oil, gas, and other mineral produced and saved from said lands.

The County will convey said property by quit claim deed and cost of abstract, if any, will be borne by the purchaser as no abstract will be furnished. Deed will be delivered upon complete payment of the purchase price.

Such sale shall be made for cash where the sale is for less than \$100.00, otherwise, such sale may be made either for cash or under contract providing for payment of at least 20% of the purchase price in cash at the date of the sale and the balance shall be paid in equal installments extending over not more than five (5) years, with interest at the rate not to exceed more than four (4) percentage points above the prime rate on the deferred balance. The board, however, reserves the right to reject any and all bids and to accept any bid which is in the best interest of the County.

Such sale will be subject to any delinquencies of utilities and to the 2024 real estate tax bill in full, to be borne by the Purchaser.

Sealed bids may be mailed or presented prior to the 10 o'clock a.m. sale time. Any questions about the above sale please contact the Blaine County Treasurer's Office at (406) 357-3280, during regular business hours.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BLAINE COUNTY,
MONTANA.

DATED THIS 26th day of September, 2024.

Publish: Oct 2, Oct 9, Oct 16, Oct 23