

# SHOBE AUCTION & REALTY



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 KYLE SHOBE .....406-366-0472  
 KATHY ROBBINS .....406-366-4399  
 JAYSON SHOBE, BROKER/OWNER.....406-538-5125

LEWISTOWN MONTANA



**PREMIER LOG HOME** on 20 acres 7 miles SE of Lewistown. 5 bdrm., 4 bath home. Large open floor plan, 2 river rock fireplaces. Surrounded by pine & aspens. \$649,000 Call Kathy Robbins @ 406-366-4399



**ONE OF A KIND HORSE PROPERTY** 6 bdrms, 3 baths, custom built timber-framed home on 160 timbered acres, S. of Lewistown. Large shop, barn & riding arena. Lots of privacy & spectacular views. \$1,200,000 Call Ron Combs @ 406-366-0325



**219 MOUNTAIN ACRES** 8 miles NE of Lewistown, MT. Borders BLM. Lots of wildlife. Timbered, private and wonderful views. \$520,000 Call Ron Combs @ 406-366-0325



**NEWLY CONSTRUCTED** 3 bedroom, 2 bath home with full basement and bonus room. On 1.5 acres in Castle Ridge subdivision. Home is maintenance free and very energy efficient. Call \$349,000 Ron Combs @ 406-366-0325



**RANCH-STYLE** 3 bedroom, 2 1/2 bath home on 2.2 acres in Castle Ridge Subdivision. Country Kitchen. Oversize double garage. Great views. Price \$355,000 Call Ron Combs @ 406-366-0325



**20 ACRES WITH HOME** 12 miles E. of Judith Gap, MT. In foothills of Snowy Mountains. Double wide mobile home, garage/shop. Timbered. \$275,000 Call Jayson Shobe @ 406-366-5125



**IN HOBSON, MT** 1 bedroom remodeled home on large lot, nice garage. \$84,000 Call Kathy Robbins @ 366-4399



**72 ACRES NEAR GEYSER, MT.** All pasture with drilled well and electricity on site. \$72,000 Call Jayson Shobe @ 406-366-5125



**700 ACRES WEST OF LEWISTOWN, MT** on Cottonwood and Beaver Creeks. 3 log cabins, 600 ac. dryland farm & pasture, 100 ac. irrigated farmland. \$1,995,000 Call Ron Combs @ 406-366-0325

- 12 TIMBERED ACRES 9 miles S. of Lewistown. Utilities close. Great residential building site. \$79,500 Call Jayson Shobe @ 406-366-5125
- CUSTOM-BUILT HOME ON 22± AC. 3 bd., 3 ba. home, 3 car att'd garage, det'd shop. 2 miles E. of Lewistown, MT. \$460,000 Call Ron Combs @ 406-366-0325

## CENTRAL MONTANA ~ SMALL PARCEL LAND AUCTION WEDNESDAY, JULY 7TH, 7 P. M.

YOGO INN CONFERENCE ROOM, 211 E. MAIN ST., LEWISTOWN, MT

**SELLING 5 TRACTS--ALL SURVEYED AND SUBDIVISION APPROVED.**

(All tracts have tremendous views of the surrounding mountain ranges.)

### 3 TRACTS IN BADGER HILL SUBDIVISION, Rural Lewistown, MT

- BADGER HILL TRACT 4: 20.013 acres (sells absolute, no minimum bid.)
- BADGER HILL TRACT 3: 29.998 acres
- BADGER HILL TRACT 2: 69.91 acres

(Tracts 2 & 3 sell with owner's approval of final bid.)

LOCATION: 8 miles SW of Lewistown, MT.

Owner financing available on Badger Hill Tracts. OWNERS RUSS & LAURIE BENTLEY

### 2 TRACTS IN PEACOCK SUBDIVISION, Rural Lewistown, MT

- PEACOCK TRACT 1A: 20.417 acres
- PEACOCK TRACT 1B: 20.01 acres

(Tracts 1A or 1B sell will sell absolute, no minimum bid.) Buyer's choice.

LOCATION: 6.5 miles W. of Lewistown, MT.

The remaining tract will sell with owner's approval of final bid. Covenants apply.

TERMS: Cash to seller at closing. OWNERS: KEN & ELAINE RICE

**AUCTION TERMS & CONDITIONS:** Property sells without contingencies. Buyers must have financing arranged prior to bidding. Earnest money of \$5,000 (non-refundable) due and payable on auction day per tract. Balance due at closing. Closing agent closing fee to be shared equally by Seller and Buyer. Title insurance will be provided by Sellers.

CALL FOR AN APPOINTMENT TO VIEW OR FOR FURTHER INFORMATION: 1-406-538-5125 VIEW @ [www.shobeauuction.com](http://www.shobeauuction.com)