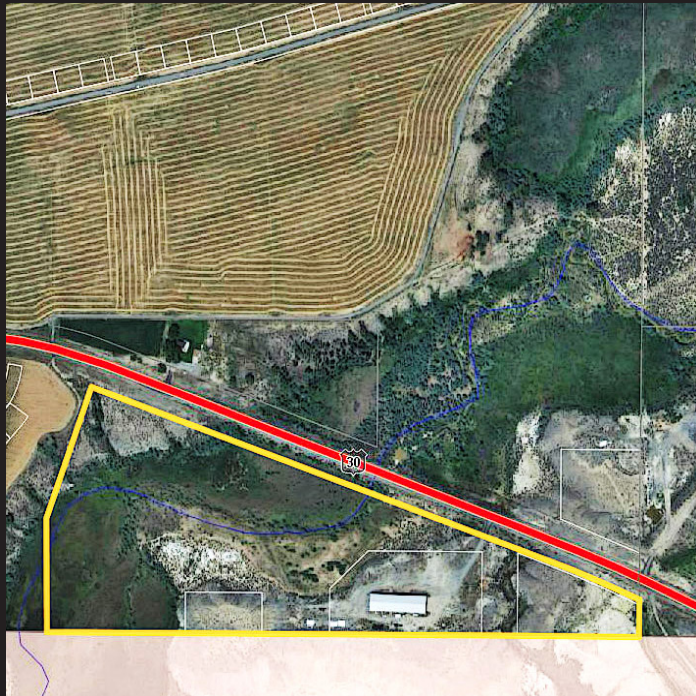


SWENSON'S AUCTIONS • METZLER & MOORE REALTY

LIVE AUCTION ONLY



37 Acres, 17,750 Sq' Steel Building

- Basin, WY, at the Wyoming Cube & Hay Facility, TBD Hwy 30 between Basin & Otto, WY
- **Saturday, November 18, 2017.** Real Estate to Sell @ 1 p.m. during the Farm/Ranch Auction going on the same day.

OPENING BID: \$100,000

Land & Building • The Wyoming Cube & Hay facility. Parcel is 37 Acres located between Otto & Basin on Dorsey Creek. Live water, great home site, Hwy 30 Access. The 2001 Hay Barn is an open-ended, 17,750 sq. ft. Steel Building with 3-phase power.

Property Preview:

By Appointment Call Travis Swenson @307-272-7490

Terms: Swenson's Auctions / Metzler & Moore Realty are representing the Seller as a Sellers Agent. Buyers will be represented as a customer. Letter of credit will be required from bidders before the auction. A \$10,000.00 Earnest Money Deposit will be required from the successful bidder upon award of the Bid. Check will be made to Big Horn County Title. Sale is subject to Sellers Approval. Buyer will be notified of Approval within 24 hours. The Seller reserves the right to refuse or reject any or all bids and to waive any or all informalities or irregularities.

No Contingencies: will be in place. Buyers Bidding is not contingent upon financing or Appraisal. Buyer will be required to have complete funds at closing. If the Buyer is unable to close they will be in default of the contract and all Earnest Money will be forfeited. Buyer must do their own due diligence. Property is being purchased "AS IS".

Closing : The balance of the purchase price will be paid out at closing with Certified Funds on or before December 18, 2017. Closing will be held at Big Horn County Title, 1040 N. 6th Street, Greybull, WY.

Auctioneer Info: Contact Travis Swenson, Swenson's Auctions, Metzler & Moore Realty, 307-272-7490 / travis@metzlermoorerealty.com swensonsauctions.com



Powell, WY 82435

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