

NOTICE OF SALE OF STATE REAL PROPERTY

The Montana Department of Labor & Industry (DLI) will offer the following property located in Yellowstone County, for sale at public auction on February 27th, 2026, at 9:00 a.m., at the Yellowstone County Courthouse, 217 N 27th St, Room 510, Billings, Montana under terms and conditions provided herein.

Acres ±	Legal Description	Minimum Bid
.161	Billings First Add, S33, T01 N, R26 E, Block 270, Lot 9-12 Billings Original Townsit, S33, T01 N, R26 E, BLOCK 270, Lot 13-14	624 N 24 th St and 2414 7th Ave N \$240,000

BID PARTICIPATION

A bid packet containing an Offer to Purchase and Bid Deposit Receipt Form and Terms of Sale is available from DLI upon request. All persons wishing to participate in the auction of any state property indicated above must, on or before February 20th, 2026, submit a bid deposit in the form of a certified or cashiers check made payable to Montana Department of Labor & Industry equal to five (5%) of the minimum bid indicated for the property. In addition, an Offer to Purchase and Bid Deposit Receipt Form must be completed and submitted with each bid deposit. Failure to submit the Offer to Purchase and Bid Deposit Receipt Form as provided herein will prohibit participation in the auction. All Offer to Purchase and Bid Deposit Receipt Forms and Payments must be sent to the address shown below.

TERMS OF SALE

1. The property is not guaranteed legal access by the DLI and is being sold "as-is/where-is". Title will be conveyed via a Quitclaim Deed.
2. The minimum acceptable bid for the property is the value indicated.
3. The property will be sold to the high bidder.
4. In addition to the purchase price of the property, the purchaser shall also be responsible for the following costs (if applicable) including, but not limited to: Title Insurance, Filing fees, Cost of Closing.

All inquiries, bid deposits, or requests for forms are to be sent to: Montana Department of Labor & Industry, Attn: Quinlan O'Connor, PO Box 1728, Helena, MT 59625, (406) 444-5466 or laborlegal@mt.gov.