

DOUBLE REAL ESTATE & MOVING AUCTION



HOUSES & HOUSEHOLD

OWNERS: Ronald F & Virginia Prevost and Lyle & Diane Bateman

SATURDAY, MAY 3, 2014 11:00 A.M.

LOCATION: SIDNEY, MT- AT 11:00 A.M. WE WILL START AT 618 5TH AVE SE (Turn at Pizza House on 7th Street SE for 4 blocks) immediately after this sale we will move to 2398 3RD STREET NW (along the Golf Course) • Lunch will be available.

{618 5th Ave SE, Sidney, MT}



ITEMS TO BE SOLD BEFORE THE HOUSE

HOUSEHOLD

- Life Time 4½ x 6½ Storage Shed
- Lazy Boy Couch w/recliners on each end
- Western style Love Seat
- Honda self-propelled Lawn Mower
- Tiller
- Air Hockey/Pool Table Combo
- Dining room table w/2 leaves & 6 chairs

OWNERS: Ronald F & Virginia Prevost

LEGAL DESCRIPTION: Kenoyer Add. Sidney, S33, T23N, R59E, Block 063 Lot 015, W2 LT-15 & ALL LT-16 Blk- Kenoyer's Add.

HOUSE DESCRIPTION: 1342 sq ft House w/full basement, 3- bedrooms, 2- full baths, 24x24 attached garage & 32x28 double car garage w/sewer hook-up, washer/dryer, fridge, stove & dishwasher stay w/house, 10x20 Sunroom addition, daylight basement, full kitchen downstairs w/recreation room & wet bar, bedroom & bath (could be used for apartment), natural gas heat w/2 furnaces, central air, underground sprinklers

AUCTIONEER'S NOTE: The Prevost's and Bateman's have decided to move and liquidate their properties. Both houses are in very nice locations and in excellent shape. These are must see properties! Plan to attend the Open Houses on Sunday, April 13, 2:00-4:00 p.m. Rick

{2398 3rd Street NW, Sidney, MT}



ITEMS TO BE SOLD BEFORE THE HOUSE

*2010 Skyline Nomad 36' Travel Trailer (nearly new, pulled less than 5,000 miles, 2 slideouts)

HOUSEHOLD

- Oak Dining Room Set w/pedestal table & 2 leaves, 6-chairs
- Patio Table w/6-chairs
- Vintage Wood Rocker, Wood High Chair, Wood Small Baby Crib
- "Morning Mist Mallards" Ducks Unlimited Print, framed
- White Vanity Sink (new, in box)
- 30" Marble Bathroom Vanity Top w/faucet

OWNERS: Lyle & Diane Bateman

LEGAL DESCRIPTION: Hilltop ENRPRZE Sub (Sidney) S30, T23N, R59E, Block 001, Lot 003, Lot-3 Blk1 THE

HOUSE DESCRIPTION: (Sits on the 18th hole at the Golf Course) 1800 sq ft on Main Floor, 1334 sq ft Basement, 4- bedrooms, 2-full baths, (large corner whirl pool tub) attached 640 sq ft garage, stove, fridge & dishwasher stay w/house, sunken living room w/gas fireplace, natural gas heat, central air, new roof, soffit & rain gutters 2-years ago



THIS INFORMATION IS FOR BOTH HOUSES: Owners reserve the right to accept or reject any and all bids.

A title commitment has been ordered and will be available, at their request, to prospective buyers for inspection prior to sale day. The above may or may not be the proper legal description; it was taken from the Richland County Tax Receipts.

TAXES: Taxes will be pro-rated from the day of closing.

TITLE INSURANCE: Standard owner's title insurance will be provided by the seller through Richland County Title, 1050 S Central, Sidney, MT 406-433-8584

TERMS: Cash. 10% down sale day, the balance due at closing approximately 30 days from sale date at the office of Richland County Title, 1050 S Central, Sidney, MT 406-433-8584

BUYERS PREMIUM: A 2 % Buyers premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

Your bid is considered acceptance of the terms of this auction. If you, the Buyer fails to close, the down payment is non-refundable. If the Sellers fails to close, 100% of the down payment will be returned. At this time, there is no known reason that the Sellers would not be able to close. All funds are held in the escrow account of Richland County Title, 1050 S Central, Sidney, MT 406-433-8584

All information is from sources deemed reliable, but is not guaranteed by the Sellers or the Auctioneers. Offering is subject to error, omission, and approval of purchase by owner. We urge independent verification of each and every item submitted to the satisfaction of any prospective buyer. It is every potential bidder/purchaser's sole responsibility to accomplish his or her due diligence in whatever manner he or she deems advisable. Announcements made sale day take precedence over any printed materials. The property sells "As is-Where is."

R-K Statewide Auction Service and its auctioneers are acting solely as auctioneers for the Sellers.



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Rick Kniepkamp



Circle, Montana

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