

BOB "PAPPY" NEEDS REAL ESTATE & HOUSEHOLD ESTATE

AUCTION

SATURDAY, MAY 31, 2014 10:00 A.M.

•••THERE WILL BE AN OPEN HOUSE SUNDAY, MAY 4, 2014 2:00-4:00 PM•••



•••••HOUSE WILL SELL @ NOON•••••

Owner has the right to accept or reject any and all bids.

LEGAL DESCRIPTION: Lots 4 and 5, in Block 25, of the Miles Addition to the City of Miles City, Custer County, Montana, according to the official plat and survey thereof now on file and of record in the office of the County Clerk and Recorder of said Custer County.

LOT: 7,000 sq ft Lot

HOUSE DESCRIPTION: 1024 sq ft house, 2-bedroom, 1-full bath, full basement w/ 1/2 bath, natural gas heat, central air, fridge, stove & washer/dryer will stay with house, 24x24 double car unattached garage

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 Custer 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 Security Abstract & Title Company, 510 Main Street, Miles City, MT 406-234-3415

TERMS: Cash 10% down sale day, the balance due

at closing approximately 30 days from sale date at the office of Security Abstract & Title Company, 510 Main Street, Miles City, MT 406-234-3415

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 Seller fail to close, 100% of the down payment will be returned. At this time, there is no known reason that the Seller would not be able to close. All funds are held in the escrow account of Security Abstract & Title Company, 510 Main Street, Miles City, MT 406-234-3415

All information is from sources deemed reliable, but is not guaranteed by the Seller 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 Seller.

FOR MORE INFORMATION CONTACT:
R-K Auction Company • www.r-auktion.com
Rick Kniepkamp • (406)485-2548 or (406)939-1632 cell

LOCATION: MILES CITY, MT, 1408 PEARL STREET (coming from Haynes Ave, just before the underpass turn left on Truck Route for approx. 3 blocks, turn left on Pearl Street and it is the 2nd house)

FOR MORE INFORMATION:
Rick Nees 406-234-3107
Lunch will be available

•••••GUNS•••••



- 7.65 Mauser Modelo Argentino 1891 Rifle
- Springfield 22 LR-SR Rifle
- Mossberg 243 bolt Rifle, model 800B w/4xWeaver Scope
- J Stevens 16 gauge double barrel Shotgun

•••••HOUSEHOLD•••••

- Oak Table & 4 chairs
- Oak Clawfoot Entertainment Center
- (2) Televisions (1-Orion 1-LXI
- Lazy Boy Couch w/recliners
- (2) Lazy Boy Rockers
- Glider Chair & matching ottoman
- Stereo Stand & Speakers
- Phone Messenger System
- Antique Bookcase
- King size Headboard
- Queen Bed
- Full Bed
- Matching Chest of Drawers & Vanity w/mirror
- Chest of Drawers
- Microwave
- Humidifier, Fan
- Toaster Oven
- Coffee Maker
- Dishes, Plates
- Kitchen Utensils
- Clocks, Pictures
- CD's & Records
- Stuffed animals
- Exercise Machine & Bike

•••••SHOP, GARDEN & MISC•••••

- (2) Snow Blowers (1-MTD)
- (2) Chain Saws (1-gas, 1-electric)
- Ladder
- Level, Saws
- Misc Tools
- Extension Cords
- Wheel Barrow
- Shovels, Rake Brooms
- Lawn Spreader
- Lawn Edger
- Fly Fishing Poles
- Tackle Box
- Golf Clubs
- (2) Bikes

•••••VEHICLES, ATV'S & TRAILER•••••

- 1992 GMC Sanoma SLE extended cab Pickup, air, auto, 61,690 miles w/fiberglass topper
- 1961 Chevy Apache fleetside short box Pickup (runs good)
- 2009 Kawasaki Prairie 360 ATV, 4x4
- 2008 Polaris Ranger 700 Side-by-Side
- Pickup Box Trailer w/heavy duty hitch



•••••AUCTIONEER'S NOTE•••••

Robert, "Pappy" passed away last year and was well known in the community. His son, Rick has decided to liquidate all of Pappy's assets at auction. The house is located in a quiet location yet near the High School. This is a must see house! Make sure to make it to the Open House on Sunday, May 4th! Hope to see you on May 31st for the auction! Rick



Circle, Montana **Statewide Auction** (406) 485-2548

WE SELL & ADVERTISE ACROSS THE UNITED STATES

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