

• REAL ESTATE • HOUSE •
• COMMERCIAL BUILDING • PERSONAL ITEMS •

AUCTION

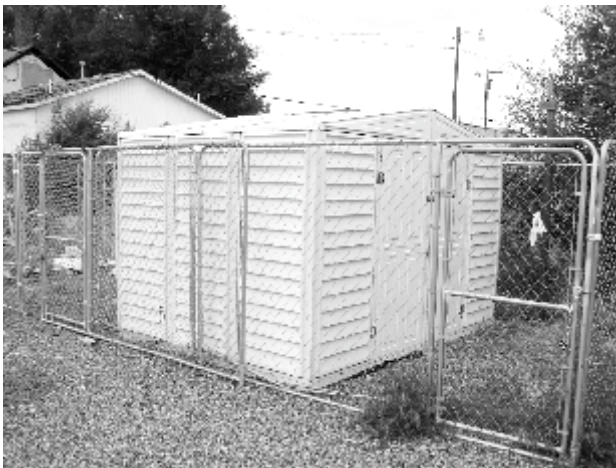
SUNDAY, SEPTEMBER 21, 2014 at 1:00 P.M.

LOCATION OF SALE: TERRY, MT – 208 South Garfield Avenue
OWNER: DENNIS HAUGHIAN 406-794-8976



TRAILER, SHEDS, KENNELS & HOUSEHOLD

- 16' Low Boy Trailer w/sides, 16" tires, 4,000# GVW
- Arrow Yard Saver 4x7 Galvanized Steel Shed
- (3) Duramax 10X8 Storage Sheds
- 10x10x6 Galvanized Kennels
- Kenmore apartment size Dryer
- Haier Compact Washer
- Quasar 32" Flat Screen HD TV
- Bathroom Sink & Pedestal
- Storm Windows & Window Screens
- (40) Cases of Compressed Fire Logs (clean burn w/little ash)
- Few Sacks of Wood Pellets



REAL ESTATE

OWNER: Dennis Haughian, Billings MT 59105 will offer the following property to the public at auction. The final bid will be subject to his approval. The Owner reserves the right to accept or reject any and all bids.

HOUSE PROPERTY LOCATION:
208 S Garfield Ave, Terry, Montana

LEGAL DESCRIPTION:
REILEY ADD (TERRY), S16, T12 N, R51 E, BLOCK 010, Lot 004, N25' LOT 4

HOUSE DESCRIPTION:
3500 sq ft Lot
560 sq ft Home w/168 sq ft good partial basement (1) bedroom & (1) full bath, 336 sq ft new carport, porch is 90 square feet and it is new and there is a new roof, covered wood storage, good wood stove, new furnace, new 40' submersible well, new water heater, wired for internet & TV in several locations, washer & dryer hookups

COMMERCIAL BUILDING LOCATION:
215 S Logan Ave, Terry, Montana

COMMERCIAL BUILDING DESCRIPTION:
4200 sq ft Lot
1,000 +/- sq ft Building, MDU gas heat, air conditioned, recorded well, good foundation
Building is currently being used as a Frost Free Storage, Full Basement w/Outside Entry
Two large display windows

LEGAL DESCRIPTION:
REILEY ADD (TERRY), S16, T12 N, R51 E, BLOCK 010, Lot 013, LOT 13

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 Prairie 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 Prairie Abstract & Title, 203 S Logan Ave, Terry, MT (406) 635-5472

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

closing approximately 30 days from sale date at the office of Prairie Abstract & Title, 203 S Logan Ave, Terry, MT (406) 635-5472

BUYERS PREMIUM ON HOUSE ONLY: 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 Seller fails 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 Prairie Abstract & Title, 203 S Logan Ave, Terry, MT (406) 635-5472.

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



AUCTIONEER'S NOTE: Dennis has moved to Billings and is offering his home and commercial building at auction. He has a few items that will sell before the Real Estate. Everything is in very good condition and some new. This will be a very short sale, so please be on time! See you on **SUNDAY, SEPTEMBER 21st!** Rick



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

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