



MITCHELL BROTHERS
REAL ESTATE & SHOP BUILDINGS

AUCTION

WEDNESDAY, SEPTEMBER 24, 2014, 5:30 P.M.

HIGHWAY 200S FRONTAGE PROPERTY IN GLENDIVE, MT

LOCATION: Glendive, MT---From the West End Cenex on Towne Street, take Highway 200 S for 1.7 miles.

OWNERS: MITCHELL BROTHERS PARTNERSHIP LLC

FOR MORE INFORMATION: RICK 406-485-2548

**** EACH BUILDING WILL BE AUCTIONED INDIVIDUALLY. IT WILL TAKE ****
\$25,000.00 STARTING BID EXTRA TO TIE THEM ALL TOGETHER AT THE END

• LEGAL DESCRIPTION:

Section 32, Township 16N, Range 55E, COS #590, CONT. 7.47 Acres

All (3) BUILDINGS ARE INSULATED and HAVE (2) OVERHEAD DOORS

BUILDING I

50x101 Behlen Steel Building w/ cement floor & 2' cement up the wall (25x50 Office Space with (5) Offices, (3) Bathrooms)

BUILDING II

60x101 Behlen Steel Building w/ cement floor & 2' cement up the wall (2-Offices, (2) Baths, (1) Shower, (4) overhead doors), 3 Phase Electricity, Full Petition in middle of building

BUILDING III

50x101 Behlen Steel Building w/ cement floor & 2' cement up the wall (2-Gib Cranes & 4-ton Overhead Trolley, 200,000# Breakout Unit, (6-Offices, (2) Bathrooms, (1) Shower & Coffee Room)

• Mineral Rights: No mineral rights transfer.

• Water Rights: All water rights held will transfer.

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

• Title Insurance: Standard owners' title insurance will be provided by the seller through First American Title Holding Company, 204 N Kendrick Ave, Suite 205, Glendive, MT (406)365-5482

• Terms: Cash. 10% down sale day, the balance due at closing the week of October 27, 2014 at the offices of Rich Batterman Attorney at Law, 116 W Towne Street, Glendive, MT 406-377-3005, Baker, Mt Office-406-778-3006

• 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 fail to close, the down payment is non-refundable. If the Sellers fail 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 Rich Batterman Attorney at Law, 116 W Towne Street, Glendive, MT 406-377-3005

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."

RK Statewide Auction Service and its auctioneers are acting solely as auctioneers for the seller.

For more information & showings contact: Rick Kniepkamp (406) 485-2548 or (406) 939-1632 cell

RK Statewide Auction Service
3489 Hwy 200 S
Lindsay, MT 59339
www.r-kauction.com

AUCTIONEER'S NOTE:

This is an excellent opportunity to own highway frontage property! If you are looking for an investment property as a rental or for your own business this is the sale for you!! All three buildings are presently rented at this time.



RK
Rick Kniepkamp



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

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