

# Walt's Electric

## RETIREMENT AUCTION

Real Estate ■ Building ■ Inventory

**SATURDAY,  
SEPTEMBER 6, 2014  
10:00 A.M.**

**LOCATION:** Glendive, MT---From the West End Cenex on Towne Street, take Highway 200 S for 3/10ths of a mile.  
**OWNERS:** Warren & Wally Broeder  
406-939-3369 or 406-939-1093  
**Lunch will be available.**

**PROPERTY WILL SELL AT 12:00 NOON**



•**OWNERS:** Warren and Wally Broeder whose address is Glendive, MT will offer the following property to the public at auction. The final bid will be subject to their approval. The Owners reserve the right to accept or reject any and all bids.

•**PROPERTY LOCATION:** From Glendive, MT-From the West End Cenex on Towne Street, take Highway 200 S for 3/10ths of a mile.

•**LEGAL DESCRIPTION**  
FOREST PARK SUBD (GLENDDIVE), S33, T16 N, R55 E, BLOCK 006, Lot 001, LOTS 1-2 W2 of LOT 3  
100' OF HIGHWAY FRONTAGE ON HIGHWAY 200 S  
12,600 SQ FT LOT  
62x82 INSULATED AND HEATED 900 SQ FT OFFICE SPACE & (2) 1/2 BATHS, NATURAL GAS FORCED AIR HEAT, (3) OVERHEAD DOORS IN BACK OF BUILDING ((2) 10X10 & (1) 10X9 OVERHEAD DOORS)

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 Dawson County tax receipts. The above does describe the property to be sold.

•**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 6, 2014 at the offices of First American Title Holding Company, 204 N Kendrick Ave, Suite 205, Glendive, MT (406)365-5482

•**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 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 First American Title Holding Company, 204 N Kendrick Ave, Suite 205, Glendive, MT (406)365-5482

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.

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



### AUCTIONEER'S NOTE

**Walt's Electric has been in business for 60 years! They have decided to retire and liquidate their entire business, inventory and real estate. There will be lots of new items. We hope to see you on September 6th! Rick**



### OFFICE EQUIPMENT

- Oak Drafting Table
- Desks
- File Cabinets
- Safe (antique Gary Safe Comp.)

### PICKUP & TRAILER



- 2011 Ford F350 Super Duty Lariat, 6.2L, long box, automatic, 4x4 Supercab Pickup (40,000 miles)
- Semi-pup 24' Storage Van Trailer (job trailer)
- Older Ditch Witch & Trailer

### INVENTORY

- Trane 5 ton rooftop air conditioner w/ natural gas heat, and concentric duct kit & curb (new)
- Chicago 24 gauge 5' Tin Break
- Pittsburg Machine
- Lock Former Seamer, capacity 24 gauge
- Pexto Roll Crimper
- Rigid 400 Pipe Threader & Threader Dies
- Atlas Drill Press
- Speed-Aire Air Compressor
- Acetylene Welder w/Tanks
- Assorted Motors
- Motor Switches
- Fan Blades
- Switches, Outlets
- Cord Caps, etc
- Electrical Conduit Nipples
- Conduit Fittings
- Weather Heads
- Switch Boxes
- Conduit Straps & Hangers
- Circuit Breakers
- Tapes, Wirenuts, Relays
- Transformers, Service Panels
- Meter Sockets, Breaker Boxes
- Hubs, Refrigeration Fittings
- Copper Refrigeration Pipe
- Refrigeration Pipe Insulation
- Freons, Refrigeration Oils
- Freon Reclaimers, Dot Freon Drums
- Vacuum Pump, Oil Pumps
- Copeland Compressor Parts
- Valve Plates
- Assorted lengths of assorted sizes of Copper Wire
- Assorted lengths of assorted sizes of Aluminum Wire
- Wire Lugs, Connectors, Splices
- Electrical Conduit
- Conduit of assorted Sizes
- Light Bulbs, Ballasts, Lamps, Fuses
- New Light Fixtures
- Motor Capacitors, Pulleys, Hubs

- Furnace Parts, Vent Pipe, Duct Work
- Sheet Tin, CPVC Pipe & Fittings
- Black Pipe, Black Pipe Nipples
- Assorted lengths of Gas Tite
- Gas Pipe
- Electronic Chain Hoist
- Tab Weld Molds
- Seamers, Registers
- Furnace Filters, Air Conditioner Coils
- Ice Machine Parts
- Wire Pullers, Wire Racks
- Engine Jack, Hole Saws
- Greenlee Cutters, Capacitor Analyzer
- Grinder, Drills
- Scaffolding, Concrete Bits
- Jet Blower
- Conduit Benders
- Shop & Service Tools
- 6', 8', 10', 12' Fiberglass Step Ladders
- (2) 24' Extension Fiberglass Ladders
- Many Misc Tools
- Jo Box Aluminum Pickup Boxes
- Shelving



# RK

**Rick Kniepkamp**



Circle, Montana

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