

# 2-DAY

# AUCTION

# AITKEN TRUST ESTATE

# & SUNDAY, OCT. 19<sup>TH</sup>

REAL ESTATE WILL SELL AT NOON  
ON SATURDAY, OCT 18TH.

**SATURDAY, OCT. 18<sup>TH</sup>**

**STARTING AT 9:00 A.M.**

**SUNDAY, OCT. 19<sup>TH</sup>**

**STARTING AT 12:00 NOON**

**LOCATION:** Glasgow, MT- From the Stop light at Albertsons - turn South till 6th Ave, turn right for 5 miles to 384 Aitken Road.

**FOR MORE INFORMATION:**  
Bruce Crawford 406-240-9902  
Lunch will be available



**LEGAL DESCRIPTION** 10.49 +/- Acres Survey is pending.

Includes 2-story 4 bedroom, 3 full bath house w/1960 sq ft on first floor & 1024 sq ft second floor, forced air heat, unattached 2-car garage, 40x80 steel shed. Dry Prairie Water has been piped into the place.

**OWNERS:** The Heirs to the Aitken Trust 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.

**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 Valley County Abstract Company, 431 2nd Ave S, Glasgow, MT 59230 (406)228-2350

**BUY SELL AGREEMENT:** The buy sell agreement will be prepared by Gerald (Buck) Archambeault of the Helland Law Firm. 406-228-9331

**TERMS:** Cash. 10% down sale day, the balance due at closing approximately 30 days from sale date at the office of Valley County Abstract Company, 431 2nd Ave S, Glasgow, MT (406)228-2350

**BUYER'S PREMIUM ONLY ON REAL ESTATE:** A 2% Buyer's 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 Sellers would not be able to close. All funds are held in the escrow account of Valley County Abstract Company, 431 2nd Ave S, Glasgow, MT (406)228-2350.

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 & SHOWINGS**

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

## SHOP

- Pickup Tool Box
- Bench model Drill
- Tap & Die Sets
- Antique Anvil
- Air Compressor
- Floor Jack
- Electric Saws
- 2/4" Socket Sets
- Misc Shop Tools
- Branding Irons
- Bolts, nuts, screws
- Chain Boomers
- Wrenches
- Spud Bars, Screw Jacks
- Many Items too numerous to Mention

## HOUSEHOLD

- Oak 4-leaf Table w/6 Chairs
- (2) Couches, 1-sleeper & matching love seat
- (2) Rocking Chairs
- Rocker/Recliner
- Misc Stationary Chairs
- (2) End Tables, Coffee Table
- Small Entertainment Center
- Card Table & Chairs
- Misc Lamps
- Entry Bench w/mirror
- 4-piece Blonde Bedroom Set 2/full length mirror
- 2-piece Bedroom Set, headboard, vanity w/mirror
- Dresser, Vanity w/mirror
- Bedroom Dresser w/drawers & doors
- King-size Bed
- Full Roll-a-way Bed
- Office Cabinet
- Book Shelf
- (2) Upright Freezers
- (2) Chest Freezers
- (2) Refrigerators
- Pressure Cookers
- Lots of Books
- Many Games & Puzzles
- Compost Tumbler
- Many Items too numerous to Mention

## ANTIQUES

- Red Wing Crocks, 2-12 gallon, 3, 4 & 8 gallon
- Oak 4-shelf Display Case
- Wood Display Case
- Buffet w/mirror
- Oak Kid Chairs, 1-rocking
- Extendable Wood Table
- Several Iron Framed Beds
- Oval Beveled Mirror
- Rectangular Wood Beveled Mirror
- Dressers, some w/mirrors
- Vanity Dresser w/round mirror
- Full Bed w/wood Headboard
- Small Crib, marbles
- Desks, 1-steel, 1-wood
- Wood Wash Basin Stand
- Pictures & Mirrors
- Many Women's Hats & Boxes
- Singer Sewing Machine
- Minnesota Sewing Machine
- Windsor Royal Stove
- (2) Wood Coal Stoves
- Milk Bottles, Cream Cans
- Many Tea Cups & Saucers
- Many Small Figurines
- Many Vases & Knick Knacks
- Bells, Pitcher w/ Basins
- Many Dishes, Bowls
- Trunks, Lots of Jars, some blue
- Galvanized double Tubs w/stand
- Saddles, 1-Hereford
- Army Box
- Many Items too numerous to mention



## 1960 Chevy 2-ton Truck

### FARM EQUIPMENT & TRUCKS

- Versatile 145 4-wheel drive Tractor
- Case 930 Tractor
- Ford 8N Tractor
- (2) JD 12' Hoe Drills
- JD 24' Toolbar
- Versatile 15' Swather
- 27" Grain Auger
- JD 95 Combine
- 1960 Chevy 2-ton Truck
- 1953 Dodge Pickup
- 1969 GMC 1/2 ton Pickup



**AUCTIONEER'S NOTE:** The Heirs have decided to liquidate the items of the Estate of the Aitken Trust. There are many, many items & too numerous to be listed. If you are looking for a small acreage with house & buildings, this is the place for you! It's only 5 miles from town! Don't miss this auction! Hope to see you on Saturday & Sunday, October 18 & 19th!!! Rick



# RK

Rick Kniepkamp



Circle, Montana

Statewide Auction

(406) 485-2548

WE SELL & ADVERTISE ACROSS THE UNITED STATES

[www.r-kauction.com](http://www.r-kauction.com)

Rick Kniepkamp (406) 485-2548 or cell (406) 939-1632

ELK RIVER PRINTING • SIDNEY, MONTANA

