

REAL ESTATE, HOUSE & HOUSEHOLD

Location ➤ SIDNEY, MT---2401 3RD Street NW
DIRECTIONS: Across the Highway (going toward Culbertson from Sidney) from Tri County Implement. This house is across the street from the Golf Course.



House will sell at noon.

Owners ➤ Clifford & Arlene Zimmerman 406-266-3025
FOR MORE INFORMATION: Rick Kniepkamp 406-485-2548

AUCTION

SATURDAY, APRIL 25, 2015
 at 11:00 A.M.



INTERSTATE 7X16 ENCLOSED TRAILER W/RUBBER TORSION AXLE, DOUBLE DOORS IN BACK + SIDE DOOR

LAWN, GARDEN & SHOP

- Craftsman 24" Snowblower, electric start (like new)
- Troybilt Tiller
- Snapper self propelled Lawn Mower
- Campbell Hausfeld Air Compressor
- Small Air Compressor
- Fertilizer Spreader
- Homelite Weedeater
- (2) Rain Trains
- Garden Hose, Bug Light
- Lawn Glider Chair
- Plastic Gas Cans
- Commercial grade Electrical Cords
- Many Tools & Tool Boxes
- 3/4" Drive Socket Set
- Pipe Clamps, Shovels
- Wrenches, Hack Saw
- (2) Pickup Step Guards
- Trouble Light
- (26) 2x6's
- (13) 2x10's
- Storage Cabinets
- (3) Compost Bins
- Saber Saw
- Electric Drill
- Volt Meter
- Flaring Tool & Reamers
- Fridge Processor Tube Adapter Kit
- Leak Detector
- Water Test Kit & Water Joint Parts
- Compressor Checker
- Vacuum Pump Recovery Freon System



HOUSEHOLD & TOYS

- Char Broil BBQ & Tank
- Lane Love Seat & Couch (both recline & matching)
- Cream Sofa
- Glider Rocker
- Rocker/Recliner
- (2) sets of End Tables (matching)
- Pioneer Stereo System w/speakers, turn table, 5-disc, AM/FM
- Wood Table & 4-Chairs
- Fold-down Table
- Long Folding Table
- Round Glass Table
- Computer Table
- Iron Table w/glass top & 4-matching Chairs
- Ironing Board
- Step Stool, TV Trays
- TV Stand
- 4- piece Bedroom Set, Armoire, Dresser w/2-mirrors, Night Stand, Head Board & Full Bead
- 3-piece Bedroom Set, Dresser w/mirror, Chest of Drawers, Headboard & Full Bead
- (=2) Store Counters
- Dehumidifier, Humidifier
- Metal Desk & Chair
- Sears Kenmore Vacuum
- Meat Grinder w/electric motor
- Mr Coffee, Crockpot
- Misc Christmas Items
- Crosley Toy Semi & Van Trailer (new)
- Electric Rail Blazer Train Set



REAL ESTATE

OWNERS: Clifford and Arlene Zimmerman whose address is Townsend, 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.

LEGAL DESCRIPTION: Twn/Rng/Sect 23N/59E/30, HILLTOP ENRPRZE SUB (SIDNEY), Lot-3 BIK-2 HTE

HOUSE & BUILDING DESCRIPTION: (House was built in 2007 on a large Lot) 1556 sq ft house w/3 bedrooms & 1 + 3/4 baths on main floor w/laundry room, 1540 sq ft finished basement w/1 bedroom, family room, kitchen & full bath, 2" of foam insulation on the inside & outside walls of the basement, natural gas heat & central air, attached 3-car insulated & heated garage w/1-10' door

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 Richland 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 Richland County Title, 1050 S Central, Sidney, MT 406-433-8584

TERMS: Cash. 5% down sale day, the balance due at closing approximately 30 days from sale date at the office of Richland County Title, 1050 S Central, Sidney, MT 406-433-8584

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 Richland County Title, 1050 S Central, Sidney, MT 406-433-8584

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 Seller.

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: Cliff and Arlene have retired and moved to Townsend to be near family. They will be offering their home that was built in 2007 and some household and other items. The house is located in a prime area across the street from the golf course. This home is "like new", it was only lived in for 7 years by Cliff and Arlene. "It is a MUST SEE!" We hope to see you at the Open House and the Auction!

Rick



RK
Rick Kniepkamp



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

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