



FATHER SHINNICK REAL ESTATE & HOUSEHOLD ESTATE AUCTION

SATURDAY, JULY 15, 2017 11:00 A.M.

LOCATION: From Sidney, MT- From Sidney Exchange Caution Light (by Town Pump), Take Highway 16 South toward Glendive for 8.7 miles. Road will be marked. FOR MORE INFORMATION: Sharon 406-480-2395 or Rick 406-485-2548. Lunch will be available



REAL ESTATE (WILL SELL AT NOON)

LEGAL DESCRIPTION: S22, T21 N, R58 E, 3.57 AC IN NE4NW4 NW OF HWYLESS 1.35 AC HWYRW 22-21-58

HOUSE DESCRIPTION: 896 SQ FT A-FRAME LOG HOME W/168 SQ FT LOFT, 1-BEDROOM, 1 1/2 BATH, PROPANE HEAT W/WOOD BURNING FIREPLACE, ATTACHED PORCH & ATTACHED 12X12 SOLARIUM, NEW ROOF IN 2016, UNATTACHED GARAGE, UNATTACHED SAUNA HOUSE, PAVED ROAD TO HOUSE FROM HIGHWAY, GAZEBO ON HILL, MANY MATURE TREES, RASBERRY PATCH

OWNERS: Personal Representatives for the Estate of Father Shinnick; Father Schuster and Father Staudinger will offer the following property to the public at auction. The final bid will be subject to their approval. The Owner's reserve the right to accept or reject any and all bids.

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

Terms: Cash. 10% down sale day, the balance due at closing approximately 30 days from the Auction at the offices of Richland County Title, 1050 S Central, Sidney, MT 406-433-8584

BUY/SELL AGREEMENT: Will be done by Peter Maltese, Attorney at Law, 609 S Central Ave, Sidney, MT, 406-433-6042

Buyers Premium on Real Estate 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 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."

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



HOUSEHOLD

- Large Oak China Hutch w/glass doors
- Glass Corner Hutch
- Drop Leaf Table w/2 leaves & 6 chairs
- 16"x48" Oblong Table
- Crosley Refrigerator w/freezer on top
- Frigidaire Stacked Washer/Dryer
- Microwave
- End Table
- Bookcase
- Oak Book Shelf
- Samsung Flat TV
- Glider/Rocker
- Recliner
- Dresser w/mirror
- LG Air Conditioner
- Typewriter & Stand
- (2) Card Tables & Chairs
- 31-day Wall Clock
- Eden Pure Heater
- Misc. Pictures
- Charles Farce Limited Addition Print
- (4) Limited addition Kevin Daniel Plates
- Notre Dame Drink Glasses
- Ireland Tea Pot w/cup & saucers
- Ireland set of Plates, teapot, cups & saucers
- Wine Glasses
- Diamond Willow Walking Stick
- (2) Boxes of 33 1/3 Records

LAWN & GARDEN

- JD LX255 Riding Lawn Mower
- Toro push Lawn Mower
- Stihl Chain Saw
- Hedge Trimmer
- Electric Chain Saw
- Lawn Cart
- Wheel Barrow
- Shovels, Fork, Potato Fork
- Aluminum Step Ladder
- Aluminum Extension Ladder
- Fiberglass Step Ladder
- Shop Vac
- Extension Cords
- Bench Vise
- Electric Grinder
- Battery Charger
- Circular Saw
- Jig Saw
- Pole Saw
- Bars, Steel Clamps
- Garden Hose
- Hand Sprayer
- Lawn Chairs
- Propane BBQ
- Gas Jugs
- Antique Scythe



JD3038E compact utility diesel tractor, front wheel drive, one owner, bought new in sept 2013. Always garaged, has quick auto detach/attach for rotary cutter & back blade. Has only 140 hrs, 305 J D loader and MX 5 rotary cutter and 7 ft back blade. Always treated with TLC, in excellent condition. (Kevin 406-939-3199)



AUCTIONEER'S NOTE: Father Shinnick was well known and well liked in many communities and parishes. He passed away last summer. The real estate has a beautiful setting being close to the Highway and having many trees for protection and privacy. This is a unique place and a must see! Please contact me or Sharon for showings. Hope to see you on July 15th! Rick



RK

Rick Kniepkamp



Circle, Montana **STATEWIDE AUCTION** (406) 485-2548

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