

# HOUSE & REAL ESTATE AUCTION

**THURSDAY, AUGUST 17, 2017 ♦ 6:00 P.M.**



**AUCTIONEER'S NOTE:** Rita has relocated to Billings, MT and will be offering her real estate at auction. Rita has lived in Glendive her entire life and has been an outstanding lady in this community. This house is a historical house as it was built in 1913 and has been very well maintained and is a unique home. There have been several improvements made to enhance this house. We hope to see you at the auction on August 17th at 6:00 p.m.

**Rick**



## REAL ESTATE

**OWNER:** Rita McGovern will offer the following property to the public at auction. The final bid will be subject to her approval. The Owner reserves the right to accept or reject any and all bids.

**PROPERTY & AUCTION LOCATION:** Leaving Glendive before Towne Street Bridge, it is the first house to the right of the bridge.

**PROPERTY DESCRIPTION:** ALLEN FIRST ADD (GLENDDIVE), S26, T16 N, R55 E, BLOCK 001, LOT 13AP

**HOUSE DESCRIPTION:** Early American historical home built in 1897 -First Floor has 1744 sq ft , Second Floor has 1521 sq ft and basement has 1521 sq ft. (4) bedrooms, 1-full bath, 1-bathroom w/ shower, 1 - toilet & sink, boiler hot water heat, remodeled kitchen, recently replaced shingles & cement in basement, underground sprinklers, porch w/built in benches, redwood patio w/redwood furniture, front flower box, 2-car attached garage w/electric door openers, mature trees



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.

**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 approximately 30 days from the Auction at the offices of First American Title Holding Company, 204 N Kendrick Ave, Suite 205, Glendive, MT (406)365-5482

**Buyer's 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



**For more information & showings contact  
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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.