

Dick Simonton

ESTATE AUCTION

REAL
ESTATE
AND
HOUSEHOLD

SATURDAY, MAY 12, 2018 @ 10:00 a.m.

OPEN HOUSE: Sunday, April 29, 2018, 2:00-4:00 pm

LOCATION: Glendive, MT- 315 W Brennan (Go down Merrill Ave, turn at Holiday Gas Station for 2 ½ blocks).

FOR MORE INFORMATION: Rick 406-485-2548, LaNette 406-365-2200 • Lunch will be available



Real Estate will sell @ Noon

315 W Brennan Street
HOUSE DESCRIPTION: 1016 sq. ft. (2) bedrooms, (1) full bath on main floor, full basement has recreation room finished, ¾ bath, laundry room w/counter top & cabinets, (1) extra room, 2-car unattached garage, side patio

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

THE FINAL BIDS WILL BE SUBJECT TO THE OWNER'S APPROVAL. THE OWNER'S RESERVE THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS ON THE REAL ESTATE.

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.

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:
RICK KNIPEKAMP, R-K AUCTION
406-485-2548, 406-939-1632, 406-939-1633

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

CLEANING, KITCHEN & MISC.

- Hoover Tempo Vacuum Cleaner
- Bissell Power Brush
- Iron
- Cleaning Supplies
- Electrical Appliances
- Keurig Coffee Maker
- Mr. Coffee Maker
- Microwave

- (2) Sets of Knives (in wood blocks)
- Lots of Silverware
- Popcorn Popper
- Set of Pans & Lots of Pans
- Crockpot
- Rotisserie
- (2) Electric Fry Pans
- George Foreman Grill

- Baskets
- Tupperware
- Wine Glasses
- Placemats
- Kitchen Towels
- Leather Bags
- Suitcases
- Small Cooler



Yamaha ATV w/ Winch & Snowplow



2008 Dodge Avenger, moon roof, 108,075 miles

HOUSEHOLD

- Matching Couch & Loveseat, rose & teal colored (Nice)
- Lift Chair (nearly new)
- Loveseat
- (2) Rocker Recliners 1-beige, 1-blue/grey
- Matching Lamps & Floor Lamp
- (2) End Tables
- Magazine End Table
- Magazine Rack
- Desk w/upper shelving
- Gun Cabinet, 6-gun
- 5x7 Rug
- Portable Clothes Rack
- Sleep Number Queen Bed
- Ashley Bedroom Set (5-drawer Chest-of-Drawers,

- Nightstand, Headboard, Vanity Dresser)
- Purdue Bedroom Set (5-drawer Chest-of-Drawer, Headboard)
- Queen Bed & Headboard
- Double Bed
- Hotpoint Washer
- Whirlpool Dryer
- (2) Dorm Fridges
- Chrome Serving Cart
- Wood Table w/2-leaves, (6) Chairs, 2-Captain & 4-Regular
- Foyer Wood Table (Nice)
- Modern Table (2-fold downs & 2-Chairs
- Brunswick Bristol Pool Table

- Baldwin Electric Organ
- Coat Tree
- (4) Railroad Prints w/frames
- Numbered 1-57 Railroad Picture Collection
- Misc. Pictures
- Ducks Unlimited Carvings
- Misc. Pillows, Bedding, Curtains, Drapes, Towels
- HP Printer
- (2) File Cabinets, 2-drawer
- Karaoke Machine
- Boom Box
- VCR
- TV's
- Many Books
- Christmas Trees & Decorations

ANTIQUES

- Wood Round Table w/5-leaves & (6) Chairs
- Coffee Table w/leather inlay
- Telephone Table
- Plant Stand
- Coal Bucket & Tea Kettle



OUTDOOR, SHOP & RECREATION

- Table w/3-Lawn Chairs
- Weber BBQ & Tank
- Troy Bilt Lawnmower
- Aluminum Step Ladder
- 18v Weedeater
- Hand Weed Sprayer
- Craftsman Shop Vac
- Electric Chain Saw
- MTD Snow Blower

- Die Hard Battery Charger
- Level
- Broom, Shovel, Rake
- Extreme Bike
- Misc. Knives & Binoculars
- Boots & Overshoes
- Fishing Waders & Jacket
- Rain Suit

GUNS (Consigned)

- Marlin 30-30, model 336
- Winchester 30-30 SRC, model 94
- Savage 17 HMR w/scope, model 93R17
- Rossi 22 Revolver, model 49
- Rossi 22 Revolver, nickel, model 49
- Remington FED 22 w/clip, model 511
- Iver Johnson 20-gauge single shot
- Remington 410 Shotgun, vent rib, model 870
- Remington 20-gauge pump, model 31
- ARISAKA Japanese WWII 7.7 caliber, model 99

AUCTIONEER'S NOTE:

The house is a nice home for a small family or couple, located in a quiet neighborhood. All the items at this sale are in very good condition. We hope to see you at the OPEN HOUSE on SUNDAY, April 29th and the actual auction on May 12th! ~Rick



Circle, Montana STATEWIDE AUCTION (406) 485-2548

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www.r-kauction.com

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