

SUNDAY, MAY 20, 2018 • 1:00 P.M.

HOUSE, REAL ESTATE & HOUSEHOLD

AUCTION

LOCATION: Wolf Point MT—From the Cattleman's take Highway 13 North towards Scobey for 20.7 miles (between mile marker 24 & 25), go West (left) for 3/10ths of a mile

OWNER: JEFFREY & LINDA SPOTTS

FOR SHOWINGS & INFORMATION: Rick Kniepkamp 406-485-2548 or 406-939-1632 cell

*****Real Estate will sell at 2:00 p.m.*****



VEHICLES

- 2003 Chrysler Mini Van, 265,000 miles
- 1996 Oldsmobile Cierra, 100,000 + miles

HOUSEHOLD & OUTDOORS

- Crowley Refrigerator
- Small Upright Freezer
- Dressers
- Bookshelves
- (2) Wood Storage Trunks
- Barrel Wood Stove
- Wood Swing Set w/Slide
- Toys
- Books
- 4-drawer File Cabinet
- School Lockers
- Misc. Kitchen Items
- Christmas Decorations
- Household Decorations
- Misc. Shelving
- Beverage Cooler
- Coolers
- (2) Husqvana Push Mowers
- Bicycles
- 4X4 Treated Posts
- Misc. Lumber
- Pine Boards
- Greeting Card/Book Display Racks
- More Items too numerous to mention

PROPERTY DESCRIPTION: 2+/- Acres Section 26, Township 31N, Range 48E Tract in the SWNW per Plat 225B in Roosevelt, County, MT

HOUSE DESCRIPTION: 1456 SQ.FT. HOUSE, (3) BEDROOMS, FULL BATH, FULL BASEMENT, 46X30 POLE BARN, 10X12 SHED

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 Roosevelt County tax receipts. The above does describe the property to be sold. The Owner's have the right to accept or reject the final bid.

Mineral Rights: No mineral rights will transfer

Water Rights: All water rights held will transfer.

Taxes: Taxes will be pro-rated from the day of closing.

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.

AUCTIONEER'S NOTE:

Jeff and Linda have moved to Alaska and will be offering their real estate, house and miscellaneous items at auction. This will not be a long sale, so plan to come early.

Hope to see you on SUNDAY, May 20th!

~Rick

Title Insurance: Standard owners' title insurance will be provided by the seller through Roosevelt County Abstract LLC, 228 3 Ave S, Wolf Point, MT 59201, 406-653-2800

Terms: Cash. 20% down sale day, the balance due at closing the week of June 20, 2017 at the office of Roosevelt County Abstract LLC, 228 3 Ave S, Wolf Point, MT 59201, 406-653-2800

Your bid is considered acceptance of the terms of this auction. If you, the Buyer fail 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 Roosevelt County Abstract LLC, 228 3 Ave S, Wolf Point, MT 59201, 406-653-2800

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."

RK Statewide Auction Service and its auctioneers are acting solely as auctioneers for the Sellers.

AUCTIONEER: Rick Kniepkamp (406) 485-2548 or (406) 939-1632 cell
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3489 Hwy 200 S • Lindsay, MT 59339
www.r-kauction.com



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Rick Kniepkamp



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