

REAL ESTATE, HOUSE & RANCH

AUCTION

== SUNDAY, MAY 18, 2014 1:00P.M. ==

OWNERS: Dick & Wava O'Connor



LOCATION: From Sidney, MT- Junction 16 & 200 take Highway 23 N for 6 miles, turn right on Highway 202 E toward Beach, ND for 1/2 mile

Owner have the right to accept or reject any and all bids.

LEGAL DESCRIPTION: 24.13+/- ACRES in Section 18, Township 22N, Range 60E. The Legal Description is too long to print.

HOUSE & BUILDING DESCRIPTION: 1500 sq ft house, 3-bedroom, 2 1/2 - baths, full basement, central air, propane heat, underground sprinklers, attached 2-car garage, 40x60 Pole Shed w/partition, a 10x16 granary.

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. 10% 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."

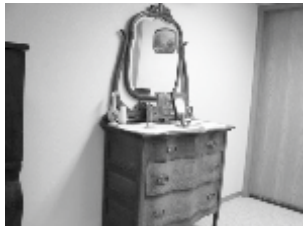
R-K Statewide Auction Service and its auctioneers are acting solely as auctioneers for the Sellers.

FOR MORE INFORMATION CONTACT:

R-K Auction Company
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(406)939-1632 cell

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Lunch will be available



TRACTOR, VEHICLES, TRAILERS & WAGON



- Ford 9030 Bi-Directional Tractor w/bucket & grapple, 1724 hrs
- 1967 Intl 1600 Truck, 16' box & hoist
- 1987 Ford Supercab F150 XLT Lariat Pickup, 4-speed, 4x4, 54,000 miles

- 1978 Chevy Scottsdale 20 Pickup, 4-speed, 4x4
- 1993 CM Bumper-pull 15' Horse Trailer
- Rawhide 7'x21' Gooseneck Stock Trailer
- Antique Wagon

GUNS

- Winchester 30 30 Lever Action Rifle, model 94
- Winchester 22 mag RF Lever Action Rifle, model 255
- Winchester 12 gauge pump Shotgun, model 12
- Marlin 22 SL&LR Bolt action rifle, model 806

ANTIQUES

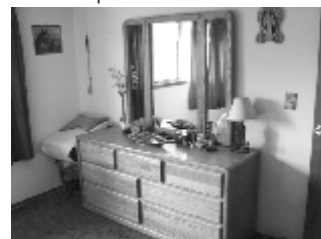
- (5) Wagon Wheels
- Wood Barrel
- Anvil
- Coggshall Saddle
- Spurs, Haines
- Chaps, Horse Collar
- (2) Small Saddle Seats
- Buck Saw
- Antique Wrenches
- Antique Rocker
- Antique Bed Frame
- (2) Dressers w/mirrors
- Dresser, Trunk
- Phonograph, Records

BOAT, AUGER, YARD, LIVESTOCK EQUIPMENT & SHOP

- 6" SpeedKing Auger & Motor
- JD 110 Riding Lawn Mower
- (2) Horse Bale Feeders
- (3) Saddles
- Halters, Bridles, Hackamore
- (20) 10' Portable Panels
- (3) 10' Panels w/walk-in gates
- 3 pt Post Hole Digger
- Small Cement Mixer (no motor)
- Honda 6500 SX Generator
- LaSota Welder
- Acetylene Welder & Bottles
- Space Heater
- Industrial Air Compressor
- Bench Grinder
- Bench Vise
- 300 gallon Fuel Tank
- Pickup Fuel Tank
- Drill, Many Wrenches
- Hammers, Chisels, Saws
- Many Aluminum Ladders
- Handy Man Jack
- Branding Pot
- Grease Guns
- Brace & Bit
- Traps, Gas Cans
- Wheel Barrow
- Pitch Forks, Shovels
- Sylvan Aluminum Boat

HOUSEHOLD

- Couch
- Rocker/Recliner
- Rocking Chair
- (4) Wood Chairs
- Wood Desk & Chair
- End Tables
- Table & 4 Chairs (wood)
- China Hutch
- Montana Furniture Large Bedroom Set (queen headboard w/enclosed shelves, dresser w/mirror)
- Chest of Drawers
- Blonde Dresser
- Cedar Armoire
- Hospital Bed
- Pictures
- Book Shelf
- Lamps
- Many Vacuum Cleaners
- Tin Storage Cabinets
- Dell Computer (new)
- Many Books
- 4-drawer Steel File Cabinet
- Pots & Pans
- Misc Kitchen Items
- BBQ
- Golf Clubs
- Large Electric Fireplace
- Eden Pure Heater
- Insight Reading Machine



AUCTIONEER'S NOTE:

Dick and Wava have moved into Retirement Homes. This is a "must see" property and only 10 minutes from Sidney! There is a nice variety of items at this auction. Hope to see you SUNDAY, May 18, 2014!

Rick

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Highway 23 N for 6 miles, turn right on Highway 202 E
toward Beach, ND for ½ mile



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Rick Kniepkamp



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