



**SATURDAY,
★ SEPT. 27, 2014 ★
10:00 A.M.**



REAL ESTATE, HOUSE & HOUSEHOLD AUCTION

LOCATION: GLASGOW, MT—825 11th Ave N Just before Rock's Auto Mall turn on 10th Ave N for 1 block, turn left for 1 block, turn right on 11th Ave. Lunch will be available.

Real Estate

OWNERS: LaRue Vilhauer whose address is 825 11th Ave N, Glasgow, MT will offer the following property to the public at auction. The final bid will be subject to his approval. The Owner reserves the right to accept or reject any and all bids.

LEGAL DESCRIPTION: SHULUND VALLEY VIEW ADD 005, S01,T28 N, R30 E, Lot 052, 6960 SQUARE FEET

HOUSE & BUILDING DESCRIPTION: 900 sq ft house, 2-bedroom, full bath upstairs & finished full basement w/full bath, recreation room, utility room, built in microwave & dishwasher stay w/house, natural gas forced air, Goodman central air (house was painted 1 year ago) 16'x24' unattached single car garage w/ Garage door opener

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 Valley 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 Valley County Abstract Company, 431 2nd Ave S, Glasgow, MT 59230 (406)228-2350

TERMS: Cash. 10% down sale day, the balance due at closing approximately 30 days from sale date at the office of Valley County Abstract Company, 431 2nd Ave S, Glasgow, MT (406)228-2350

BUYERS PREMIUM ONLY ON REAL ESTATE: 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 Seller fails 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 Valley County Abstract Company, 431 2nd Ave S, Glasgow, MT (406)228-2350

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

FOR MORE INFORMATION & SHOWINGS CONTACT: R-K Auction Company www.r-kauction.com
Rick Kniepkamp (406)485-2548 or (406)939-1632 cell



Vehicles & Trailer

- ★ 2003 Honda CRV, Real Time all wheel drive, loaded, sunroof, 106,540 miles
- ★ 1978 Chevy Silverado 20 Camper Special 2x4 Pickup, 78,452 actual miles
- ★ Cadillac Seville STS Car, loaded, 105,000 miles
- ★ 2013 Avenger 14' Travel Trailer, awning, stove, fridge, microwave (new, never been used)



Guns & Sword

- ★ Daisy Champion BB Gun
- ★ Marlin 12 gauge Shotgun clip, 3", long barrel (new)
- ★ Harrington & Richardson 20 gauge Shotgun, single shot (like new)
- ★ Winchester 22 L or LR Rifle, model 190, semi auto w/Weaver 4x scope
- ★ Remington 30-06 Rifle, semi auto w/clip, model 7400 w/Tasco 3-9x scope
- ★ Ruger M77 Mark II Rifle, 300 win mag, stainless steel w/composite stock, bolt action w/Leupold 6-18 vari-x II stainless steel scope
- ★ Colada Del Cid Sword
- ★ Machete
- ★ Shoulder Leather Pistol Holder
- ★ Blow Tube

Antiques

- ★ Dazey 1- gallon Butter Churn
- ★ 3-burner Kerosene Stove
- ★ Kerosene Lamp
- ★ Washboard
- ★ Step metal Wastebasket
- ★ Enamelware Pail & Pan
- ★ Dishware
- ★ Metal High Chair
- ★ Wood Chair
- ★ Galvanized Round Tub No. 2
- ★ Push Cultivator



Shop, Garden & Misc.

- ★ Chicago 12" Mitre Saw w/Laser
- ★ Table Saw
- ★ Saw & Miter Box
- ★ Wood Extension Ladder
- ★ Small Wood Ladder
- ★ Shop Light
- ★ Tiller
- ★ Wheel Barrow
- ★ Bird Feeder
- ★ (4) Matching Lawn Chairs
- ★ (6) Plastic Lawn Chairs
- ★ Rocking Lawn Chair
- ★ Patio Table (glass top)
- ★ Sunbeam Propane BBQ w/tank
- ★ Tomato Cages
- ★ (4) 1"x12" Shelving
- ★ Oak Trim
- ★ Black Roofing Tar
- ★ Misc Paint
- ★ Mesh Screen for Fireplace
- ★ 13" Tire (good)
- ★ Bridestone 215/70R16 Tire w/rim (new)

AUCTIONEER'S NOTE: LaRue is moving to the Western part of the state and will be offering his home and personal items at auction. This is a nice "must see home" in a great location! Call me for appointments. We hope to see you on September 27th! Rick



Household & Misc.

- ★ Coranodo 16 cu ft upright Freezer
- ★ 3-piece Full Bedroom Set, headboard w/bookcase, chest of drawers, vanity w/mirror
- ★ 3-piece Full Bedroom Set, headboard, chest of drawers, vanity w/mirror
- ★ Dresser w/mirror
- ★ (2) Couches (1-Hide-a-bed)
- ★ (2) Recliner Chairs
- ★ (2) Matching Stationery Chairs (rose color)
- ★ Bookcase w/glass doors
- ★ (2) Bookcases
- ★ Misc Lamps, Picture
- ★ Coffee table w/drawers
- ★ Round Oval Mirror
- ★ TV Cabinet
- ★ Oak Magazine Rack
- ★ Bissel Power Steamer
- ★ (3) Vacuums, Kirby Heritage II w/attach, Eureka & Hoover
- ★ Sylvania Record Player w/speakers & records
- ★ Oak Medicine Cabinet
- ★ Kodak Carousel Projector
- ★ Swiss Air Mattress w/pump
- ★ Walker
- ★ Round Card Table
- ★ Wood Shelf Cabinet, Wood Shoe Rack
- ★ Butcher Block w/metal cabinet
- ★ (4) Wood Kitchen Chairs
- ★ Small Heater
- ★ Wood Plant Pole
- ★ Fisher Price Toys
- ★ Pool Cue w/case
- ★ Pots & Pans, Misc Kitchen Items
- ★ Burbur Carpet (for bedroom, new)
- ★ Girls Bikes
- ★ Huffu Kids Bike
- ★ Hawthorne 3-speed Bike
- ★ Bike Brockets (fits on car bumper)



Circle, Montana **Statewide Auction** (406) 485-2548

WE SELL & ADVERTISE ACROSS THE UNITED STATES
www.r-kauction.com

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

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.