

HOUSE, REAL ESTATE & COMPLETE LIQUIDATION AUCTION

SATURDAY, OCTOBER 25, 2014 • 10:00 A.M.

**OWNERS: JAMES P. & CAROL LUCAS • LOCATION: MILES CITY - Omni Center, 2300 Plaza Blvd.
FOR MORE INFORMATION: Rick 406-939-1632 • Lunch will be available**



HOUSE WILL SELL @ 12:00 P.M. NOON



REAL ESTATE

• **OWNER:** James P. and Carol Lucas of Miles City, MT will offer the following property to the public at auction. The final bids will be subject to their approval. The Owners reserve the right to accept or reject any and all bids.

• **LEGAL DESCRIPTION:** HIGHLAND PARK ADDITION, S34, T08 N, R47 E, BLOCK 047, Lot 005-008, E 110', ADD W2 closed S JORDAN RES#2734

32,781 sq ft of Real Estate on the 3rd hole of the Golf Course

• **HOUSE ADDRESS:** 1920 Sudlow Street, Miles City (on the Golf Course)

• **HOUSE DESCRIPTION:** 3,476 sq ft House, 3-levels, w/5 bedrooms (2nd level has 3 bedrooms plus the master bedroom, 3rd level has 1 bedroom), 2-full baths, 1-1/2 bath, Natural gas forced air, central A/C, attached double car garage, outside Pool, Shed (next to Golf Course)

• 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 Custer 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 Security Abstract & Title Company, 510 Main Street, Miles City, MT 406-234-3415

• **TERMS:** Cash 5% down sale day, the balance due at closing approximately 30 days from sale date at the office of Security Abstract & Title

Company, 510 Main Street, Miles City, MT 406-234-3415

• **BUYERS PREMIUM ON HOUSE 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 Seller fails to close, 100% of the down payment will be returned. At this time, there is no known reason that the Seller would not be able to close. All funds are held in the escrow account of Security Abstract & Title Company, 510 Main Street, Miles City, MT 406-234-3415.

• 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 CONTACT:** R-K Auction Company • www.r-kauction.com Rick Kniepkamp • (406) 485-2548 or (406) 939-1632 cell

GUNS

- Winchester 22 LR, model 74, single shot
- Winchester 22 SL or LR, model 67, single shot
- Winchester 12 gauge Shotgun, model 12, full pump
- Winchester 20 gauge Shotgun, model 37, single shot
- Remington 306 Rifle, model 72 w/Bushnell 4x Scope
- BB Gun
- Ruger new model 22 single six Pistol
- High Standard, model HD Military 22 Pistol w/clip, serial # 29804B
- Colt M1911AL US Army Pistol, w/clip, serial # 108707, patented 1897
- Smith & Wesson 357 magnum Pistol w/holster
- Walther's model PP, 7.65 Pistol w/clip
- Smith & Wesson 38 Special Revolver
- Iver Johnson's Arms Revolver, 45 caliber
- Kel-Tec 38 semi-auto, model P3AT Pistol
- Lots of Ammo/ Misc Shotgun Shells
- Hatchet w/cover
- Horn handled Knife w/sleeve
- Wood handled Knife w/sleeve
- Antique Knife w/horn or ivory handle
- Compact 8x21 Field Glasses
- 7x35 Binoculars



***** 2003 FORD EXPLORER XLT, 59,000 MILES *****

HOUSEHOLD

- Cream Sofa
- Gold Rope Silk Sofa
- Tan Silk Rope Ottoman & (2) Chairs
- Green Stripe Sofa (3-seat)
- Love Seat Bench (2-cushion)
- Many Living Room Chairs (brown, tan, & misc.)
- (2) Matching Upholstered Chairs
- Peach Upholstered Rocker
- Antique Oak Rocker w/upholstered Seat
- Rose High Back Upholstered Chair
- Beige & Black Wood Side Chair
- Set of Wood & Glass Side Tables
- Set of Glass Accent Tables
- Silver & Glass Side Tables
- (2) Round Side Tables
- Marble Top Decorative Table
- 3-drawer Wood Lamp Stand
- Writing Desk & Chair
- Ottomans
- Many Floor Lamps & Lamps (large & small)
- Wood Stereo Cabinet (retro)
- (4) LG Televisions (1- 43", 2-24" & 1-16")
- (3) Persian Rugs (2 1/2 x 4 1/2, 3x6 & 8x10)
- 4x6 & 3x5 Decorative Rugs
- Large Decorative Candlesticks
- Antique Queen Wood Headboard & Foot Board
- Antique Twin Wood Headboard & Foot Board
- Birdseye Maple Vanity & matching Chair
- Birdseye Maple Chest of Drawers
- Matching Retro Bedroom Dressers, (2) Wood
- Mirrors, Glass & Wood TV Stand
- Retro Yellow Chest of drawers (3-drawers)
- Stereo w/4 speakers
- (2) Queen & Twin Beds, Bedding (multiple sets)
- White Headboard, Several Dressers
- Tall antique White Nightstand
- Nautical Clock
- Many Interior Decorative Plant Pots
- (2) Pottery Plant Holders
- Many Decorative Pillows, Many Throws
- Lots of Games
- Lots of Frames
- Kirby Vacuum Cleaner
- Small Vacuum
- TV Trays, VCR's
- Dining Room Table, Bar Cart
- Brief Case, Misc Office Supplies
- 2-drawer File Cabinet
- Misc Hand Tools
- Pool Sweep (new), Pool Toys & Floats
- Cushions for Pool Furniture
- Large Outside Flower Pots
- Medical Scale



KITCHEN

- Stainless Steel Coffee Pot
- (2) Smart Brew Coffee Pots, Mister Coffee (large)
- Kitchen Aid Mixer
- Krups Panini Press
- Canning Roaster
- Candelabra
- Silver Serving Trays
- Sugar, Creamers, Glassware, Cookie Jar
- Phone System
- Baking Pans, Pizza Stone, Platters, Strainers
- Cuisinart, Chafing Dish
- Hand Mixer, Juicer, Corn Popper
- Misc Tupperware, Misc Pots & Pans
- Pottery Vases & Bowls
- Multiple Sets of Dishes
- (2) Decanter Bottles
- Many of Carol's favorite Cookbooks
- Renaissance Ivory & Stainless Silverware
- Specialty MT Buffalo Bar Glasses
- Green Glass Lemonade Coolers
- Multiple Dish, Table & Formal Linens
- Crockpot, Sharp Carousel Micro
- Antique "Horn" Serving Knife
- Antique Sewing Patterns, Antique Magazines
- Antique Fans



AUCTIONEER'S NOTE: Due to health reasons Jim and Carol will be offering their home and belongings to the public at auction. This home was one of the 1st homes built on the Golf Course in Miles City. It is a spectacular home with an outside swimming pool! Everything in this sale will be in excellent condition. You will not want to miss this sale!

See you on Oct 25th. Rick



RK
Rick Kniepkamp



Circle, Montana

Statewide Auction

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