

**HOUSE &  
REAL ESTATE**

# **AUCTION**

**WEDNESDAY, OCTOBER 7, 2015 at 6:00 P.M.**

LOCATION: MOOSE LODGE, 415 N MERRILL AVE, GLENDIVE, MT



**(2) LOTS 2.68+/- ACRES**



## **REAL ESTATE**

•**OWNERS:** Dennis and Linda Fetzer will offer the following property to the public at auction. The final bid will be subject to their approval. The Owners reserve the right to accept or reject any and all bids.

•**PROPERTY LOCATION:** From Glendive, MT –Take Highway 16 N toward Sidney for 9.2 miles (property is located on the right)

•**PROPERTY DESCRIPTION:** Section 13, Township 17 N, Range 55 East, Lot 1AP of TR in SW4 lying SE of SE'LY R/W Line of Highway number 16 cont 2.68 acres

•**HOUSE DESCRIPTION:** 26x60 House – 3/bedrooms, 2/full baths, 6" walls in the house, natural gas, (high efficiency furnace new in 2014) central air, fridge, dishwasher, gas stove, washing machine & dryer stay w/the house, new well and pressure tank in 2012, 10X12 vinyl shed w/lean-to, new siding, windows & exterior doors were new 3 years ago. There is an additional lot with natural gas and sewer hook-up which adjoins the house.

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.

•**MINERAL RIGHTS:** No mineral rights transfer.

•**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.

•**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.

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

## **AUCTIONEER'S NOTE:**

Dennis and Linda have retired and are selling their property and house at auction. This is a nice home and acreage and would be perfect for a small family. It is only 4.5 miles from the Deer Creek School and 10 minutes from Glendive. It is a must see property! Give me a call for a showing. See you on **WEDNESDAY, OCTOBER 7th** at the Moose Club!

Rick



# **RK**

**Rick Kniepkamp**



Circle, Montana

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