

REAL ESTATE, HOUSE & HOUSEHOLD

AUCTION

LOCATION: From Fairview, MT- Take Highway 200 W towards Sidney for 1 mile.
Lunch will be available.

SATURDAY, JUNE 10, 2017 • 10:00 A.M.



**AMERICAN EAGLE
BY CANNON
30-GUN SAFE**



**REAL ESTATE
WILL SELL AT NOON**

OWNERS: Terry and Kathy Gaffield of Fairview, 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: Section 18, Township 24 N, Range 60 E, #86 Parcel N/A 1.33 acres in SENE PER COS #86 The full legal description is too long to print.

HOUSE: 1232 sq. ft. house, 2-bedrooms, 1-full bath, finished full basement w/many rooms and 3/4 bath. Attached 3-car garage, 6' chain link fence in back yard,

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.

WATER RIGHTS: Any water rights held will transfer. The water comes from the Lower Yellowstone Ditch Company. There are two outlets to irrigate this property which makes it possible to irrigate much faster.

MINERAL RIGHTS: No mineral rights will transfer.

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

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 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 • www.r-kauction.com
Rick Kniepkamp (406)485-2548 or
(406)939-1632 cell

HOUSEHOLD

- Oak Table (120") w/2 leaves & 8-Chairs
- Sofa & Chair w/Ottoman
- 7-piece Oak (Sofa Table, Electric Fireplace, 4-End Tables, Bookcase w/glass doors)
- Willow Rocker
- Sofa & Love Seat
- Sofa Bed w/2 matching Recliners
- Swivel Recliner (brown)
- TV Armoire
- TV, VCR-DVD
- Lamps
- Wall Chime Clock
- Curio Cabinet
- Pack-n-Play, Misc. Toys
- Copier-Fax Machine
- File Cabinets (2-oak)
- (2) Desks, (2) Desk Chairs
- Author Collection Books, Many Misc. Books
- King size Bed
- Queen Bed
- (2) Twin (boat) Headboards w/frames (fishing theme)
- 3-piece Frame Shelving w/baskets
- Dressers
- Linen & Bedding
- (6) Wood Chairs
- Etched Glass (4x6)
- (2) Chest Freezers
- (2) Refrigerators w/freezer on top
- GE Dryer
- Electrolux front load Washer (large capacity)
- Electrolux Dryer
- NEW Whirlpool Water Softener
- NEW Hydro-pro Water System Pressure Tank
- (2) Bar Stools
- (2) Free Standing AC Units
- Window Air Conditioner
- Fans (large & small)
- (2) Aquariums
- Bird Cages
- (2) Vacuums (upright)
- Electrolux Shampooer
- Meat Grinder (small), Small Kitchen Appliances
- Dishes, Bake Ware, Baking Dishes
- Tupperware, Rubbermaid
- Microwave
- Cast Iron Skillets
- (2) Pressure Cookers (large)
- Canning Supplies, Jars
- Large Rooster Collection of Decorations
- Chicken/Rooster Collection w/2 sets of Dishes
- Crystal Glassware & Misc. Bowls
- Set of 12-piece Silverware in Wood Box
- Real Silver Pieces
- Misc. Pictures
- Mirrors, Picture Frames
- Gold Plated Vases
- Wagon Wheel Pot Rack
- Christmas Decorations
- 12-piece Christmas China
- Cobalt Glass, Jars
- Planter Boxes
- Jewelry Stand, Misc. Jewelry

ANTIQUES



- Weeping Bright Gold 22k Gold plated Candy Dish & Vases
- Old Spice Collection
- John Wayne Collection (books picture)
- Rolling Pin Collection (1- is 3' long)
- (2) Oak Wall Phones
- Old Trunk (shelf unit)
- Hutch w/2-glass doors & 2-wood drawers
- Wall Coffee Grinder
- 20-gallon Redwing Crock
- Crock Jugs
- Hesston Belt Buckles
- Cast Iron Toys
- South Bend Fly Rod
- Old Wood Boxes
- Harness Mirror
- Harnesses
- Antique Shovel
- Wagon Wheels on Frame (partial)
- Clay Pots (large)
- 4-units of Antique Utensils
- IH Caps



LAWN & GARDEN

- Yardman Riding Lawn Mower w/Tiller attachment
- Craftsman Riding Lawn Mower w/Triple bagger
- MTD 650 21" self-propelled Mower w/bagger
- Craftsman 21" Weedeater/Trimmer
- Wagon Wheel Barrow
- Lawn Rake
- Metal Screen Doors (new)
- 12" Décor Bricks
- Tractor Sprinklers
- Water Hoses
- Utility Cart
- Game Cart
- Net Tent
- Coolers
- Glass Cubes
- Fountain
- (2) Propane Barbecues
- Hammock, Chair, Misc. Lawn Items
- Hunting & Fishing Supplies

BOAT, DOORS, SHOP & MISC.

- Starcraft 14' Aluminum Boat w/homemade Trailer
- Mercury Motor 45 hp.
- Skilsaw Table Saw, 15 amp, 10" blade
- Ryobi TSI 300 miter Saw on stand
- Campbell Housefield 5 PSI 120v Air Compressor
- Bostitch 6.0 gallon 135 PSI oil free Air Compressor
- Kawasaki KG11 00A Generator
- Chicago Power Drill Press, model DP558-2
- NEW Warn-pull All Winch w/battery pac & extra battery
- (2) Boxcar Doors w/hinges
- Old Hand Saws, Misc. Hand Tools
- Electric Tools
- Chain Saws
- Grinder
- Paint Sprayer
- Toolbox, Shop Vac
- Plumbing, Electrical Parts
- Siding, Scaffolding
- Screws, Bolts & Misc.
- Base Cupboard Uni
- (2) 60' Aluminum Ladders
- A-Frame Ladders
- Assorted Tires (used)
- Dog Kennel Panels (chain link)

AUCTIONEER'S NOTE:

Terry and Kathy have decided to sell their real estate and house. This house had been well taken care of and is in excellent shape. This property is just a mile from Fairview and has 1.33 acres along Highway 200. There are five apple trees and three fruit bushes. There are many nice items at this sale and very unique antiques. We hope to see you June 10th! Rick



Circle, Montana **STATEWIDE AUCTION** (406) 485-2548

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