



# HOUSE & REAL ESTATE AUCTION

## WEDNESDAY, MAY 31, 2017 6:00 P.M.

**+/-30 ACRES > LOCATION: 95 PARK VIEW DRIVE, GLENDIVE, MT**

**OWNERS:** Kevin and Sandra McGovern 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 & AUCTION LOCATION:** From Glendive, MT- From the Barry Street Under Pass for 4/10's of a mile to Taylor Ave, take a right and go 1 mile to top of hill at Dawson College keep going straightfor 6/10's of a mile, turn left on Park View Drive for 1 mile, turn right.

**PROPERTY DESCRIPTION:** S11, T15 N, R55 E, 337 PARCEL N/A, TR 'A' COS 3860 IN SE4 CONT 30 AC

**HOUSE DESCRIPTION:** Custom home built in 1999 -First Floor has 2035 sq ft with 2 bedrooms and 2 1/2 baths. Finished basement has 1,000 sq ft with 1 bedroom and 1 bath, ground source heat, wrap around deck, attached breezeway from house to unattached 3-car garage. Panoramic views of Makoshika State Park

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.

**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 60 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:** 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 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.

**For more information & showings contact  
Rick Kniepkamp (406) 485-2548 or (406) 939-1632 cell  
RK Statewide Auction Service  
3489 Hwy 200 S  
Lindsay, MT 59339  
www.r-kauction.com**

### >AUCTIONEER'S NOTE:

Kevin and Sandra have decided to move to Billings, MT and will be offering their real estate at auction. They have both been long time residents of Glendive. There are beautiful, panoramic views of Makoshika State Park. This property has 30 acres and is only 5 minutes from town yet is in a very private location. The house has been very well maintained and is a unique and beautiful home. There have been many improvements to the house and the yard. The ground source heating is definitely a plus! We hope to see you at the property on Wednesday, May 31st at 6:00 p.m.

Rick



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

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