



DAVID BOWER ESTATE AUCTION

FORMALLY VALLEY HEATING & COOLING

SATURDAY, NOVEMBER 4, 2017 • 1:00 P.M.

LOCATION: SIDNEY, MT -814 2nd Street, NE. (ACROSS THE STREET FROM KB'S BUBBLES LAUNDERMAT)

REAL ESTATE

LEGAL DESCRIPTION: Lots 11,12, 13 AND 14 in Block 11 of Kenoyer's Addition to Sidney, Montana, according to the plat thereof on file in the office of the Clerk and Recorder, Richland County, Montana
HOUSE DESCRIPTION: The business has 1340 sq ft and the house has 1008 sq ft. The house is located above the business. It has 2-bedrooms and 1-bath. He was in the process of remodeling when he passed away. There are repairs that need be made to the living quarters.

OWNERS: Melissa Skerit who lives in Glendive, MT will offer the following property to the public at auction. The final bid will be subject to her approval. The Owner reserve the right to accept or reject any and all bids.

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. 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 Richland County Title, 1050 S Central, Sidney, MT 406-433-8584

Terms: Cash. 20% down sale day, the balance due at closing approximately 30 days from the Auction at the offices of Richland County Title, 1050 S Central, Sidney, MT 406-433-8584

Buyers 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."

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
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HOUSEHOLD

- Chrome Craft Table w/2 leaves & (4) Chairs
- Wood Table w/2 leaves & (6) Chairs
- Wood Bar Stools

- End Tables
- Wood Bedroom Set, headboard, chest of drawers, vanity w/mirror (nice)

- Love Seat, green (new)
- (2) Rocking Chairs w/ottoman, green (new)
- Flat Screen Television
- Lamps

- Magazine Rack
- Gibson Chest Deep Freeze

LAWN TRACTOR & SHOP

- Huskee LT 4200 Lawn Tractor, 7-speed, twin blade, 42" cutting width
- Sand Blasting Machine
- Lots of Duct Work/Vents (new)
- (3) Heavy Duty Tables
- Overhead Projector



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AUCTIONEER'S NOTE: David and his Dad owned Valley Heating & Cooling for over 40 years. David passed away in 2014 and his children are offering his home and business at auction. This will be a short sale and we hope to see you on November 4th!

Rick