

# LARSEN REAL ESTATE, LUMBERYARD & HARDWARE

# LIQUIDATION AUCTION

SATURDAY, JUNE 9, 2018  
9:00 A.M.

LOCATION: CULBERTSON, MT—MAIN STREET  
OWNER: RON LARSON 406-478-3494  
*Lunch will be available.*



**PROPERTY DESCRIPTION:** CULBERTSON ORIGINAL TOWNSITE - S29, T28 N, R56 E LOT 8A & S2 LOT 9 BLOCK 4 PER AMENDED PLATT 323B (34X140' & 25X140') N2 OF LOT 9 BLOCK 4 (25X140') LOT 10 BLOCK 4 (54X140' LOT) S23' LOT 11 BLOCK 4 (23X140') STORE BUILDING 72X110'W/BATHROOM, 37X28' INSULATED SHOP, HEAT & BATHROOM, 22X30' COLD STORAGE BUILDING, 30X78' COLD STORAGE BUILDING

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 Roosevelt County tax receipts. The above does describe the property to be sold.

**Taxes:** Taxes will be pro-rated from the day of closing.

**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.

**Title Insurance:** Standard owners' title insurance will be provided by the seller through Roosevelt County Abstract LLC, 228 3 Ave S, Wolf Point, MT 59201, 406-653-2800

**Terms:** Cash. 20% down sale day, the balance due at closing the week of July 9, 2018 at the office of Roosevelt County Abstract LLC, 228 3 Ave S, Wolf Point, MT 59201, 406-653-2800

Your bid is considered acceptance of the terms of this auction. If you, the Buyer fail 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 Roosevelt County Abstract LLC, 228 3 Ave S, Wolf Point, MT 59201, 406-653-2800

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."



## EQUIPMENT & TRUCKS

- JLG 4X4 Lift, model 3394RT
- Case diesel Backhoe w/Frontend Loader & Bucket, model 35BKH
- JD 1020 gas Tractor, 3 pt., PTO w/Frontend Loader, Bucket, Grapple, Snow Bucket & Forks
- 2012 Ford Super Duty F350 Pickup, 4x4, auto, utility box, 52,800 miles
- 24' Gooseneck tandem axle Trailer w/beavertail & fold over ramps
- Wells Fargo 24' Enclosed Trailer, fold down rear door & doors on both sides
- Ark-Seal Big Blow Attic Insulation Machine w/gas motor, mounted in trailer
- Smaller Electric Attic Insulation Blow Gun
- Troy Bilt Front Sickle Mower
- Hydraulic Wood Splitter w/trailer
- JD Snow Blower (for garden tractor)
- 1975 Chevy tandem axle Truck w/20' box & hoist
- 1954 Chevy dump Truck

## ITEMS ALL NEW IN STORE

- Dewalt Circular Saw
- Dewalt 18-volt Caulking Gun
- Max 16-gauge Finish Nailer
- Seneco Screw Driver
- Hitachi Coil Nailer
- Lots of Irwin Bits, Saw Blades & Hole Saw
- Chain & Cable
- Door Handles & Knobs
- Truss Hangers
- Shovels, Spades, Snow Scoops
- Brooms, T-Squares
- Outdoor Lights & Bulbs
- Electrical Boxes & Supplies
- Copper Fittings
- Hammers, Vise Grips
- Ca Bot Exterior Oil Stains
- Spray Paint, Painting Supplies
- Kilz Exterior Stain Blocker
- 5-gallon Paint Shaker (not new)
- Paint Mixing Station (not new)
- Big Stretch Caulking
- Approx. (40) Boxes of Nails
- Construction Screws
- (100') of Lozier Wall Shelving
- (46') of Lozier Free Standing
- Lots of Accessories
- Wood Desk, (2) Desk Chairs



## SCAFFOLDING & SHOP

- Portable Scaffolding
- 14x20 Aluminum Scaffolding
- 12x20 Aluminum Scaffolding
- Commercial Sheet Rock Lift (up to 15')
- Electric Material Lift (up to 30')
- (2) 4000watt Generators
- (3) 48" Power Concrete Trowels
- Concrete Finish Trowels & Hand Tools
- 48" Electric Table Sander
- Craftsman 8" Planer
- Craftsman 12" Ban Saw
- 12" Compound Miter Saw
- B&D 10" Miter Saw
- (3) 10" Table Saws
- Sears Radial Saw
- Christianson Rock Saw w/stand
- Banding Machine
- AC Welder
- Acetylene Cutting Torch
- (3) Air Compressor, Lots of Air Hose
- Manual Tire Changer
- Lots of Ladders, Many Saw Horses
- Airless Sprayer
- (3) Roofing Nailers
- Milwaukee Angle Drill
- Milwaukee Hammer Drill
- Dewalt 18-volt Drills, Saws, Sawzall
- Electric Grinders
- JD 18-volt Impact Wrench
- (3) Chain Saws
- Air Staplers & Nailers
- (2) Wheel Barrels
- Hammers, Vice Grips, Screw Drivers
- Punches, Chisels, C-Clamps
- Wood Planes, Levels
- Hand Saws, Hack Saws, Wrecking Bars
- Metal Sheers, Metal Cutters
- T-Squares, Router
- (3) Propane Space Heaters
- Construction Lights
- Picks, Shovels, Rakes, Pitch Forks
- Perfatape Walkers & Hand Tools
- Lots of misc. Rope, Lots of misc. Chains
- Barns 60# Scale
- Antique Platform Scale
- Antique Fairbanks Scale
- (12) Heavy Duty Extension Cords
- (2) Humidifiers



## LUMBER

- (10) 2X4X20'
- (4) 4X4X20'
- (2) 2X8X20'
- (12) 2X4X16' Fir
- (7) 2x8x16' Fir
- (3) 2x2x16' Fir
- (5) Wood Beams (4 ½ x10, 4 ½ x12, 4 ½ x15, 4 ½ x16, 4 ½ x24)
- (6) 4x8x ½" Particle Board
- (15) 4x8x ½" Pressure Treated Plywood
- (17) 4x8x 5/8ths Pressure Treated Plywood
- 1x6 Redwood
- 1x4x12' Lumber
- 1x4x14' Lumber
- 1x4x16' Lumber
- 1x8x14' Lumber
- 1x10x14' Lumber
- 1x10x16' Lumber
- 5/4thsx12 Stair Tread
- 1x4, 1x6, 1x8, S4S Oak Lumber
- Approx. (300) 1x6 Cedar Fencing
- Misc. Shelving Boards
- Plastic Lattice
- Pine Hand Rails
- Closet Wood Rod
- Tru Guard, Smart Side Siding
- Suspended Ceiling
- Soffit
- (13) 12' Commercial 6" Steel Studs
- (3) 12"x16' TGI's
- (12) 12"x10' TGI's
- 53'x12" Insulated Headers
- Misc. Vinyl Siding
- Misc. Red Iron (for steel buildings)
- Deck Railing
- Chain Link Parts
- Prefinished Entrance Doors (new)
- Larson Storm Doors (new)
- Bi-fold Doors (new)
- Glass Shower Doors (new)
- Anderson Windows (new)
- (5) Window Wells (new)
- (8) 4x8 James Hardy Concrete Siding (new)
- (18) Sheets of 4x8x ½" Exterior Gypsum (new)
- (11) Sheets of 4x8x ½" Dens Glass
- Triple Wall Chimney (new)

- ASC Steel Trims
- J Steel Siding Trims
- (2) Bathroom Sinks (new)
- 54" Steel Porcelain Tub (new)
- 9' 8" Counter Top w/double sink (new)
- Prefinished Plastic Molding
- Flat Steel Form Stakes
- (29) Rolls 6 ½ x23x39' Insulation
- (8) Bundles 5 ½ x23x93' Unfaced Insulation
- (10) 4x8x ¾" Insulation
- Roof Vents
- 3" & 4" PVC Pipe
- MDF Crown Mold Casing & Base
- Prime Brick Mold
- Misc. Bricks
- Valley Tin
- Presidential Shake Shingles (Desert Sand)
- Lots of Misc. New Shingles
- (20) Shingle Jacks
- (15) Sheets of 11 ½' Long Gray Tin (new)
- (5) Sheets of 21 ½ Long Gray Tin
- Lots of Misc. New Tin
- (3) Steel Siding Cutters

**AUCTIONEER'S NOTE:** Ron's family started the lumberyard business in 1952. They built the building that stands today in 1971. All of the equipment is in very good condition. There is lots of brand new items from the store and new lumber. You will not want to miss this auction! Hope to see you June 9th @ 9:00 a.m. ~Rick



Circle, Montana

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