

PIONEER GARAGE LIQUIDATION

ESTATE & REAL ESTATE AUCTION

SAT., SEPTEMBER 22, 2018 • 9:00 A.M.

LOCATION: JORDAN, MT—MAIN STREET

FOR MORE INFORMATION: RAY 406-977-9705 • Lunch will be available.

- REAL ESTATE -

LEGAL DESCRIPTION: TO BE SOLD IN (4) PARCELS
• **PARCEL I** - JORDAN ORIGINAL TOWNSITE, S17, T18N, R38E, BLOCK 008, LOT 001, OT BLOCK 8 LOTS 1, 2 & 3. 6214 SQ FT BUILDING (FORMERLY THE PIONEER GARAGE) OVERHEAD GARAGE DOOR, 40X60 INSULATED & HEATED BUILDING W/2 OVERHEAD DOORS

• **PARCEL II** - JORDAN ORIGINAL TOWNSITE, S17, T18N, R38E, BLOCK 008, LOT 020, OT BLOCK 8 LOT 20, 21 & 22

• **PARCEL III** - HENDERSON ADD (JORDAN), S17, T18, R38E, BLOCK 005, LOT 013, HN BK 5 LOTS 13 & 14 (NEXT TO THE VFW CLUB)

• **PARCEL IV** - HENDERSON ADD (JORDAN), S17, T18, R38E, BLOCK 005, LOT 015, HN BK 5 LOTS 15 THRU 21

The Owner reserves 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 Custer County Tax Receipts.

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 Security Abstract & Title Company, 510 Main Street, Miles City, MT 406-234-3415

TERMS: Cash 20% down sale day, the balance due at closing approximately 30 days from sale date at the office of Security Abstract & Title Company, 510 Main Street, Miles City, MT 406-234-3415

BUYER'S PREMIUM ON REAL ESTATE ONLY: A 2%

buyer's 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 Seller fails to close, 100% of the down payment will be returned. At this time, there is no known reason that the Seller would not be able to close. All funds are held in the escrow account of Security Abstract & Title Company, 510 Main Street, Miles City, MT 406-234-3415.

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.



PROPERTY WILL SELL @ NOON



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 CONTACT:
R-K Auction Company • www.r-kauction.com
Rick Kniepkamp • (406)485-2548
or (406)939-1632 cell



TRUCKS, WRECKER, TRAILERS & PICKUP BOX

- 1997 GMC 7500 Fuel Truck, 20,000 miles on new motor, (5) tank compartments
- 1989 Chevy Truck, 10,000 miles on rebuilt motor, runs on propane, 18' freight box



- 1962 Chevy Wrecker, 327 engine, 4&2, 2-26,000# Hobart Winches
- Car Dolly
- Big Tex 16' Car Trailer
- 16' Tandem Axle Trailer
- Petti Bone Fork Lift
- 2015 Ford Dually Pickup Box (nearly new)



HOIST & SHOP EQUIPMENT

- Ammco 9,000# Hoist
- Anti-freeze Flush Machine
- Emission Machine
- Allen Tune-up Machine & Engine Analyzer
- Computerized Alignment Machine
- Frame Rack & Alignment Rack
- 5 hp 2-stage Air Compressor (nearly new)
- Parts Cleaner
- Tire Balance Machine
- Tire Cage
- Coats 440SA Tire Machine
- Coats 850 Solid State Wheel Balancer
- Tire Spreader
- Tire Patching Tools
- Cherry Picker
- Bench Vises
- (2) Engine Stands
- Jack Stands
- Hydraulic Jacks
- (5) Floor Jacks
- (2) Air Jacks
- Roller Bench
- Oil Dispensers
- Dextron Dispensers
- Toolboxes
- Many Misc. Tools
- (2) Acetylene Cutting Torches
- (2) Arc Welders
- Space Heater
- Oil Burner
- Gas Generator
- 100# Propane Bottle
- Misc. Leaf Springs (fit late 50's & 60's pickups)
- Heater Hose Kit
- Battery Rack
- Many Windshield Wipers (new)
- Many Spark Plugs (new)
- Head Gaskets (new)
- Lots of Mitchell Repair Manuals
- Many GM Automotive Books
- GM Kentmore Specialty Tools
- Lots of Steel Storage Cabinets
- Lozier Shelving
- Antique Platform Scale
- Texaco Oil Cans
- Many Items too numerous to mention



FUEL & PROPANE TANKS & GAS PUMPS

- (3) 12,000-gallon Vertical Fuel Tanks
- 10,000-gallon Vertical Fuel Tank
- (2) 8,000-gallon Vertical Fuel Tanks
- 500-gallon Fuel Tank & Stand
- 500-gallon Fuel Tank
- (3) 500-gallon Propane Tanks
- (2) 300-gallon Propane Tanks
- Gas Pumps



CONSIGNEE BY JOE MURNION 406-557-6195

- JD 4230 diesel Tractor, 10,300 hours, 3 pt., dual PTO, w/ JD 168 Loader w/ bucket, grapple & hay basket (runs great)
- JD 6-bottom Plow, model 3100
- JD 4-bottom Plow (can be pulled w/ the 6-bottom Plow)
- (2) JD 12' Double Disc Drills, 14" spacing w/ hitch & marker
- Gooseneck 25' Tandem Axle Flatbed Trailer w/ 5' beavertail
- Brandt 10x60 Swing-a-way Auger
- Brandt 8x60 Super Charged PTO Auger
- 1997 Ford F350 4-door Flatbed Pickup, 2x4, 351 engine, 5-speed manual transmission, 3-toolboxes, 92,000 miles
- Danhusser Post Hole Digger
- Hydraulic Wire Roller
- Cuplomatic Hose Machine & Dies
- Lots of Hydraulic Repair Fittings
- 20th Century Arc Welder
- 50' of Welder Extension Cord
- Lange Smith Acetylene Cutting Torch
- Small Propane Cutting Torch
- Makita Cut-off Saw
- (2) Floor Jacks
- 20-ton Bottle Jack
- (3) Toolboxes
- Set of 18x38 Heavy Duty Tractor Tire Chains
- Sprayer/Fire Fighter Unit w/ 4 hp Briggs (mounts over 5th wheel ball)
- Grinder/Drill Press Combination on Stand

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AUCTIONEER'S NOTE:

Pioneer Garage has been in the Hageman family since 1949. Bob passed away and his wife will be liquidating the business and real estate. Many of the items are in good condition with some being brand new. This is a great opportunity for a mechanic to start his own business in a great location! There are many items too numerous to mention at this sale. Joe's equipment and shop items are in very good condition. We hope to see you SEPTEMBER 22ND! ~Rick



RK
Rick Kniepkamp



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

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