



# ROY ROGERS BAR/CAFÉ AUCTION

**LOCATION:** TERRY, MT- 205 W SPRING STREET  
(sale will be held in the restaurant)

**OWNER:** JOHN EPPERSON LLC

**FOR SHOWINGS CONTACT:** EASTERN MT LAND & HOME,  
TRACEY FEICKERT 406-635-5263

## THURSDAY, NOVEMBER 8, 2018 \* 6:00 P.M.

### COMMERCIAL LOT

#### LEGAL DESCRIPTION

TERRY ORIGINAL TOWNSITE, S16, T12 N, R51 E, BLOCK 039,  
Lot 016 W 40' of LOTS 16-17

2400 sq. ft. Building w/the bar seating 25 and the Restaurant  
seating 50. central air

Endless recreation and  
excellent hunting with  
plenty of public land. Area  
is well known for its hunting  
and fishing. The area caters  
to hunters, fishermen,  
recreational enthusiasts,  
and travelers as well as  
locals. Located on a State  
maintained Highway  
through the Town of Terry off  
of Interstate 94 and the Backcountry Byway.



#### Improvements:

There is a new compressor in the walk-in freezer.

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 McCone County Tax Receipts. The Owner  
reserves the right to accept or reject any, and all bids.



#### 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 Prairie  
Abstract & Title, 203 S  
Logan Ave, Terry, MT (406)  
635-5472

### AUCTIONEER'S NOTE:

Well known bar and restaurant for sale in town of Terry,  
Montana. Sale includes full liquor and gaming license.  
Near retail, professional service firms, cultural attractions  
and the Calypso Trail, this is the perfect opportunity for you  
to own a piece of Montana. The original bar seats 25 and  
the dining room seats 50. The business operates as a  
restaurant and a full-service bar. Included is a security  
system, equipment and inventory. We hope to see you  
**THURSDAY EVENING @ 6:00!**

~Rick

#### TERMS:

Cash. 15% down sale day,  
the balance due at closing  
(when new Owner has been  
approved and liquor license  
is transferred) at the office  
of Prairie Abstract & Title,  
203 S Logan Ave, Terry, MT  
(406) 635-5472



#### BUYERS 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 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 Prairie Abstract & Title, 203 S  
Logan Ave, Terry, MT (406) 635-5472



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  
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# RK

## Rick Kniepkamp



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