

REAL ESTATE,
HOUSE, SHOP &
HOUSEHOLD

AUCTION

SATURDAY, MAY 18, 2019 • 10:00 A.M.

REAL ESTATE WILL SELL @ NOON
& WILL BE SOLD IN (2) PARCELS



REAL ESTATE DESCRIPTION:

• **PARCEL I**
- ULCH ADD (SAVAGE), S32, T20N, R58E, BLOCK 030, LOT 007, LOTS 7-12 BLK 30 SAVAGE ULCHS (w/ house & building)
- ULCH ADD (SAVAGE), S32, T20N, R58E, BLOCK 030, LOT 018, LOT 18 BLK 30 SAVAGE ULCHS & PART LOTS 16 & 17 & ABANDONED R O W
- ULCH ADD (SAVAGE), S32, T20N, R58E, BLOCK 029, LOT 001, LOTS 1,2,3 BLK 29 SAVAGE ULCHS
• **PARCEL II**
- ULCH ADD (SAVAGE), S32, T20N, R 58E, BLOCK 030, LOT 019, LOTS 19, 20 BLK 30 SAVAGE ULCHS
- ULCH ADD (SAVAGE), S32, T20N, R58E, BLOCK 030, LOT 021, LOTS 21, 22 BLK 30 SAVAGE ULCHS
- ULCH ADD (SAVAGE), S32, T20N, R58E, BLOCK 030, LOT 005, LOTS 5 & 6 BLK 30 SAVAGE ULCHS

HOUSE DESCRIPTION: Split level home w/ 1st floor 1356 sq. ft., 2nd floor 700 sq. ft. & basement 648 sq.ft., 3-bedrooms, 2-full baths & ½ bath. Shop is 45x65 w/ 45x30 being insulated, heated and has a cement floor and 14' overhead door.

OWNERS: Bryon and Terra Stanford, who live in Savage, MT will offer the following property to the public at auction. The final bid will be subject to their approval. The Owner's 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. 10% 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

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. 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

OWNERS: Bryon & Terra
Stanford 406-489-4655
Lunch will be available.

LOCATION: SAVAGE, MT
(Across the Highway from
Harmon's Agate Shop)

BOAT, JET SKI, CYCLES, VEHICLES & TRAILER

- 2008 Skeeter WX1880 Boat w/200 hp Yamaha Outboard Engine, new trolling motor (used very little) & Ezlo Tandem axle Boat Trailer
- Kawasaki Ultra 250X Jet Ski & Trailer
- Honda Rancher TRX350 ATV, 4x4, ES
- Honda CRF50 Pit Bike
- Suzuki 90CC Quad Sport 4-Wheeler
- 2003 Buick Skylark, 4-door (needs transmission)
- 1992 Chevy 2500 4x4, 4-speed, long box Pickup (runs, but needs work)
- Roadking 18' Tandem axle, bumper-pull Trailer w/2' dovetail



TRACTOR, LAWN & SHOP

- JD 2210 MFWD Utility Tractor, 3 pt., PTO, 23 hp & JD 200X Front-end Loader w/bucket
- JD 54" Mower Deck
- JD 647 3 pt. Tiller
- Forks
- 3 pt. Back Blade
- Landscape Landplane
- Landscape Roller
- Fimco 3 pt. Sprayer, 40-gallon tank, 4-nozzle fold-behind boom w/hand hose
- Fimco 20-gallon spot Sprayer
- JD Z225 zero turn 42" Deck Mower
- Small tilt bed Lawn Mower Trailer
- Towable electric Cement Mixer
- Sanborn 8hp 80-gallon Air Compressor
- 3/8 and ¼ Air Hose
- Sears Craftsman Drill Press
- Troybilt 7550-watt Generator
- Alkota Steam Washer (pump needs repair)
- Stainless Steel 12-drawer Toolbox
- Stainless Steel top 7-drawer Toolbox
- Hobart Handler 135 Wire Feed Welder w/stand
- Miller AC/DC Welder
- Skil 8.5 amp Electric Reciprocating Saw
- Dewalt 18 volt Drill, Jigsaw, Reciprocating Saw, Impact Circular Saw
- Dewalt Electric Hand Wood Sander
- Lincoln Battery Grease Gun
- Bostitch Brad Nailer
- Campbell House Nailer, Angle Finish Nailer, Brad Nailer
- Hardwood Floor Nailer
- Porter Cable, 6-gallon 150 PSI
- Pancake Air Compressor
- Chicago Pneumatic 1" Air Gun
- HD Air Floor Jack
- 3-ton Low Profile Floor Jack
- New Universal transmission Jack
- Adaptor
- Power Tex all-in-one Texture Spray Gun
- Misc. Shop Hand Tools (wrenches, sockets, etc.)
- Pro Series PSW 2550 Battery
- Charger
- Carquest Floor Creeper
- Pipe Wrenches
- Blitz 11-gallon Air Tank
- 110-gallon Oil Tote
- 12' 300 LB Heavy duty fiberglass Ladder
- Misc. Shop Items
- 2" 5.5 B&S Trash Pump
- 2" Suction & Discharge Hose
- Commercial Hobart Electric Cooking Stove
- Cast Iron Pot Belly Coal Stove
- (2) Wood Stoves
- Shop forced Air Heater
- 4-Wheeler Pickup Ramps
- Misc. Hydraulic Cylinders
- (10) Florescent Shop Light Fixtures
- Misc. Garden Tools (shovels, hoes, racks)
- 2-wheel Wheel Barrel
- Landscape Blocks
- Behlen Country 156-gallon Stock Tank



HOUSEHOLD

- NewAir Ice Maker
- Sunbeam hot & cold Water Machine
- Misc. Bar Stools & Chairs
- Frigidaire Refrigerator (shop)
- Gibson 19 cu ft Chest Freezer
- Whirlpool Wash Machine (pump out)
- GE front-load Washer & Dryer
- Misc. House Items
- Microwave
- Love Seat
- Chair
- High Top Table w/4 chairs & 2 stools
- Oak Table
- Entertainment Center w/Heater
- Entertainment Center
- TV Stand
- Office Desk
- End Tables
- Dressers
- Pacific Drum Set
- Champion Elliptical
- ParaBody GS2 Gym System



AUCTIONEER'S NOTE: Bryon and Terra have decided to sell their house, shop and real estate at auction. They will also be selling most of their personal assets. There is something for everyone at this sale. We hope to see you on May 18th!

- Rick



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

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