

PROFITABLE EAGLE RV PARK

AUCTION

WITH REAL ESTATE & HOUSE

SUNDAY, SEPTEMBER 13, 2020
1:00 P.M. AT LOCATION



LOCATION: SIDNEY, MT-- From the Town Pump take Highway 16 S for 2.8 miles
OWNERS: BOB & PATTY GARNER • FOR MORE INFORMATION & SHOWINGS: RICK 406-485-2548 OR 939-1632
Please check out: eaglervparkmt.com



Physical Address:
12019 Hwy 16, Sidney, MT

PROPERTY DESCRIPTION: 6.35 +/- Acres S19, T22 N, R59 E, M & B TRACT IN LOT 4 SEE BKA104/327

RV & HOUSE INFORMATION: The RV Park was built in 2011, is open year around and can manage 40 units of any size. Paved Road, Full hookups, Clean Water, Laundry, Private Bathrooms, Private Showers, Wi Fi Service

The house is 3950 sq ft. 5-bedrooms, 3-baths, RO system (3) car garage (40x30) attached, meat locker, 16x32 barn, 32x32 sheep barn, (2) Wells 1-for House & 1-for RV Park.

THE FINAL BIDS WILL BE SUBJECT TO THE OWNER'S



FOR MORE INFORMATION:
RICK KNIEPKAMP, R-K AUCTION
406-485-2548 or 406-939-1632

APPROVAL. THE OWNER'S RESERVE THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS ON THE REAL ESTATE.

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.

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." R-K Statewide Auction Service and its auctioneers are acting solely as auctioneers for the seller.



RK
Rick Kniepkamp



Circle, Montana STATEWIDE AUCTION (406) 485-2548

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AUCTIONEER'S NOTE:

This R V Park is a great opportunity to buy an income producing property. It is a first-class property with "state of the art" R V hook-ups. There is a beautiful spacious home on this property. The Sellers are ready to retire and are very motivated to sell, so you do not want to miss this opportunity. Hope to see you on SUNDAY, September 13th. ~Rick