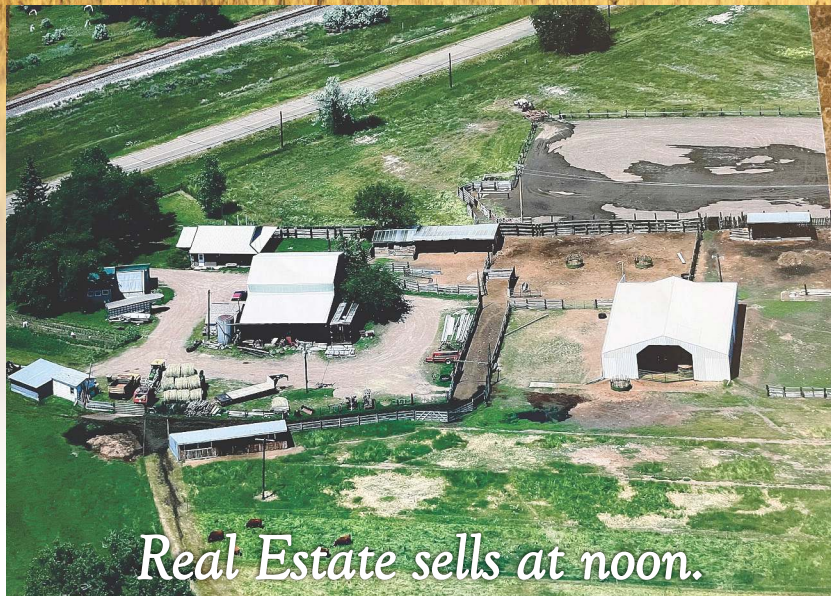


Custer County Land & Farm AUCTION

75.19 +/- ACRES TO BE SOLD IN (2) PARCELS

LOCATION: MILES CITY, MT- TAKE VALLEY DRIVE EAST TO MILE MARKER 2. • OWNERS: BILL TRAMP 406-852-0815 • LUNCH WILL BE AVAILABLE.

SATURDAY, OCTOBER 29, 2022 @ 10:00 A.M.



Real Estate sells at noon.

BRAND:



CATTLE

Left Hip

HORSES

Right Shoulder

REAL ESTATE

PROPERTY LOCATION:

PARCEL I FROM MILES CITY, MT-Take Valley Drive East to mile marker 2.

PARCEL II FROM MILES CITY, MT- Take Hwy 59 for 1.4 miles (from Yellowstone Bridge), take Sheffield Road for 2.7 miles. Property starts on left.

LEGAL DESCRIPTION:

PARCEL I 11.99+/- ACRES

S13, T08 N, R47 E, C.O.S. 39494, CUSTER CO FIVE AC TRS 8-9 & FISHER TR, ENV 73

9+/- Acres of Irrigated, 3 +/-Acre Building Site which includes: 1035 sq ft House, 2-bedroom, 1-bath, wrap-around Porch, 765 sq ft Studio/Garage w/Sunroom Area & Attached 1-car Garage. 50'x78' Pole Barn/Hay Shed on concrete foundation, 20'x39' Open Faced Pole Barn, 20'x20' Enclosed Pole Barn, 14'x45' Pole Barn/Sheep Shed, 18'x20' Carport/Woodshed, 9'x41' Old Milwaukee Box Car, 40'x60' Converted Grain Elevator (3-floors), 10'x16' Garden Shed

PARCEL II 63.2+/- ACRES

S36, T08 N, R46 E, LOTS 1-4

ALL GRAZING w/Potential Gravel Income (test holes w/gravel samples)

IMPROVEMENTS: The house has a newly remodeled kitchen and bath, new electrical panel, and new sewer line. The Studio/Garage has wood stove and running water, no sewer.

MINERAL RIGHTS: No mineral rights will transfer.

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, 510 Main Street, Miles City, MT, 406-234-3415.

TERMS: Cash. 10% down sale day, the balance due at closing approximately 60 days from sale date at the



office of Security Abstract & Title, 510 Main Street, Miles City, MT, 406-234-3415.

BUYERS 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 Sellers fail 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, 510 Main Street, Miles City, MT, 406-234-3415.

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.

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

AUCTIONEER'S NOTE: Here is an opportunity for someone to own a couple of prime pieces of property in Custer County. We will offer this property in 2 separate parcels. Parcel One lies only 2 miles from Miles City. This would be a perfect retirement home w/a little irrigation and grazing. Bill took pride in his machinery and is field ready. Most all of the machinery is in very good condition. Hope to see you on OCTOBER 29th!
~ Rick

FARM MACHINERY

- JD 4020 Tractor, power shift, 3 pt., PTO, & Great Bend 900 Hi-master Front-end Loader w/bucket & grapple
- Allis Chalmers 170 gas Tractor
- 1964 Ford 4000 Tractor w/factory Loader & tire chains
- Bush Hog 3 pt. 5' Mower
- Ferguson 7' Sickle Mower
- Ferguson 3 pt. 2-bottom Plow
- JD 3-pt. 1-bottom Plow
- 3-bottom Spinner Plow
- 3 pt. Pipe Carrier for Tractor
- 3 pt. Homemade Rear Forks
- 3 pt. 6' Rear Blade
- 3 pt. Ditch Filler
- 3 pt. Bale Spear
- 3 pt. Post Hole Digger, 12" auger
- Yankee 3 pt., PTO, Buzz Saw
- Intl. 540 Manure Spreader, metal floor

IRRIGATION, YARD, SHOP & MISC.

- (20) 10" Aluminum Gated Pipe
- (3) 6" Aluminum Gated Pipe
- 10" PVC Irrigation Elbows, Plugs & Valves
- Roll of Ditch Dam Plastic (new)
- JD model D130 Riding Lawn Mower
- Troy Built Rear Tine Tiller
- Husqvarna Push Mower
- Craftsman 21" Push Mower
- Swisher String Trimmer
- Black Corrugated 8"x17' Culvert
- Corrugated Steel (up to 10' long)
- Metal Car Ramps
- Heavy Homemade Log Splitter, PTO driven, hydraulic w/Trailer
- (2) Metal Shop Tables
- Crisafulli 2" Electric Ditch Pump
- 100 ft of 2" Hose & Banjo Fittings
- (4) 1 1/2"x90' Black PVC Pipe & Banjo Fittings
- Motor & Hydraulic Oil
- Metal Oil Cabinet
- Miller model 8174 Welder/Generator on Trailer
- Miller Blue Star 2E Constant Current DC Welder/Generator w/electric start engine, on Trailer
- Lincoln Ideal Arc 500 DC Welder
- Lincoln AC/DC 225-amp Arc Welder
- Acetylene Welder w/Tanks
- Welding Helmets, Welding Rod
- (2) 100# Propane Tanks
- Coleman 5000 BTU Heater
- (20) Sheets of Fiber Board
- Wood Carpenters Toolbox
- Delta Radial Arm Saw
- Craftsman Radial Arm Saw
- Craftsman Direct Drive Table Saw
- Delta Contractors Table Saw
- (2) Hitachi Reciprocating Saws
- Makita Cordless Circular Saw
- Laser Mark LM30 Dual Beam Laser Level, tripod, pole, receiver
- 16-speed Drill Press
- Wood Working Bench w/Vise
- Belt Sander & Scroll Saw on Work Bench
- Dovetail Jig
- Bolt Cutter, Tab & Die Set, Socket Sets
- Bostich Roofing Coil Nailer
- Senco Framing Nailer
- Senco Finish Nailer
- Senco Sen II Nailer
- Fencing Tools
- Braided Nylon Electric Fence
- (4) New Rolls of 41" Field Fence
- Electric Fence Insulators and Posts
- (150 +/-) Treated Wood Posts
- 5' Bridge Planks
- (40) 3 1/2" Tongue & Groove Fir Flooring
- 3/4" & 1" Sucker Rod
- 350-gallon Water Tank
- Pickup-Side Toolbox
- Pickup- Aluminum Toolbox
- Propane Heater, nearly new
- #32 Meat Grinder w/table
- (15) 2x6x6' Tongue & Groove Wood (from Milwaukee Round House)
- (50+/-) Old 1" Weathered Boards, various lengths



VEHICLES, TRAILERS, 4-WHEELER, CAMPER & LIVESTOCK

- 1992 Ford F150 Pickup, 6-cylinder, automatic, 130,000 miles
- 1978 Ford F150 Pickup, 4x4, 6-cylinder, manual, 53, 600 miles
- 2004 Dodge Intrepid Car (interceptor), 106,200 miles
- 2007 Towmaster 25' Tandem axle Flatbed Trailer, 7000# axle & beaver tail
- 2006 Titan 20' Stock Trailer, bull package
- 2006 Arctic Cat TRV400, 4x4, ATV
- Shadow Cruiser pop-up Pickup Camper (nice)
- Cattle & Sheep Wire Panels
- Squeeze Chute, self-catch headgate w/wheels & hitch
- (4) Livestock Water Tanks
- (8) Inverted Tractor Tire Cattle Feeders
- (8) 12' HW Portable Panels
- (4) New Rolls of Woven Wire
- 210-gallon Poly Tank w/valve
- (3) Tombstone PR Bale Feeders



RK
Rick Kniepkamp



Circle, Montana

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