

**REAL ESTATE
& PERSONAL
PROPERTY**

AUCTION

Saturday, June 13, 2009 • 10:00 a.m.

I-35 Rush City, MN exit go east 1/2 mile on Hwy. 361 to Cty. Rd. 54 or Fairfield Ave. South, go south 1/2 mile to Cty. Rd. 7 or Rush Point Drive, go west 1-1/2 miles to property on left. Actual Address: 5055 Rush Point Drive, Rush City, MN 55069

REAL ESTATE - SELLS AT 12:15 P.M.



PROPERTY INFORMATION:

mIs#368727; Legal Description: N-1/2 of SE-1/4 sec 30 twp 47 range 21 Chisago Ct MN. 55 Acre Parcel PID# 06-00101.00 taxes - hstd. \$1454.00
17 acre parcel, PID#06.00101.02 taxes \$316.00

PROPERTY HIGHLIGHTS:

Opportunity knocks! Great location close to I-35 Rush City, MN. Dual paved road access, tillable fields, storage, easy care home & more. Home is a 2 plus bdrm manufactured home w/full walkout basement, 1350 sq. ft., large deck, 3 BA. 2 wells and newer mound septic. 50x150 Quonset shed. Has full cement, great for storage &/or commercial shop conversion, high ceilings. 50x110 pole shed w/40x50 finished shop area & attached woodshop area & storage area. 16x60 ft. older storage shed & 10x20 storage shed.

PROPERTY TO BE OFFERED IN 2 PARCELS:

Parcel #1: Homesite w/55 acres

Parcel #2: 17 acre land parcel

The parcels will then be offered as one parcel together, whichever way generates the most value, that offer will be presented to the sellers and their representation.

OPEN HOUSE: FRIDAY, JUNE 5, 3-6 P.M.;
SUNDAY, JUNE 7, 12:30-2:30 P.M.; **TUESDAY, JUNE 9, NOON-2 P.M.**
OR BY APPT. - CALL DOUG AT 1-877-816-6651

REAL ESTATE TERMS: 2,500 earnest .money in cash or certified check payable to yourself – day of auction- to bid on property and to receive a real estate bidding # - . These funds are non refundable- in the event property does not close for any reason. All property is sold As is – where is – condition- no warranties implied or expressed. There is no buyer's premium. Broker participation is welcomed- at 3.0 % - however brokers- agents do need to attend open house or show buyers property prior to auction date and fill out all applicable paperwork – and attend auction with buyers to receive compensation. Sale of all real estate is based on seller confirmation. Closing to take place within 30 days of auction date . Property disclosures will be provided to buyers - All information regarding property is presumed reliable- but not guaranteed. It is buyer's responsibility to verify all information- any statements made day of auction take precedence to any printed material. There is no pre sale of this property.

SHOP & WOODWORKING TOOLS

- Acetylene/oxygen torch set with smith tips on cart
- Forney ac/ welder with battery charger system
- 5 hp – 2 cyl- Sanborn upright air compressor w/60 gal tank
- Air tools of all types
- Portable air tank
- Dayton metal band saw
- Makita 14inch metal chop saw
- Black & Decker 10 inch mitre saw
- 1/2 inch Sears bench top drill press
- Shauer battery charger booster
- Small battery chargers
- 3-1/4 inch hand wood planer
- Wards 1/2 inch drill – 3/8 drill – 1/4 inch drill
- 7-1/4 skil saw
- Sears hand belt sander • Bench grinders of all sizes
- Dremel tool • DeWalt sawzall
- Electric drill bit sharpener
- 4 inch hand grinder- 7 inch hand grinder
- Sawzall blades – Band saw blades, Skil saw blades
- Electric brad nailer • Handyman jack
- Plumbing tools • Nut & bolt bins • Plumbing parts
- Electrical parts • Trailer light kits • Pipe wrenches
- Conduit bender • Electrical tools • 3/8-1-1/4 inch pipe threader
- Files and rasps • Chisels
- Hydraulic jacks, floor jacks, jack stands, cement blocks
- #2 yellow heavy copper welding cable on spool about 100 ft
- # 1- black heavy copper welding cable – 100 ft on spool
- Stainless steel bolt assortment in cabinet • 2- sand blasters
- Socket sets of all sizes & types- 1/4 drive, 3/8 drive, 1/2drive, 3/4 drive
- Open end wrench sets up to 2 inch
- Screwdrivers, prybars, vise grips off all types & sizes
- Drill bits of all sizes • Hole saw sets • Tap & die sets
- Hammers of all types, pliers of all types and sizes
- Hand saws • Hack saws • Hand wood planes
- Grinder wheels • Brace & bit sets • Makita palm sander
- Come alongs • Log chains of all sizes
- New motor oils • New hydraulic oils • 2 cycle oils • Outboard oils
- Greases – spray lubricants • Antifreeze • RV antifreeze
- Windshield wash fluid • Spray paint • V- belts of all types & sizes
- Workmate stands • Storage lockers of all types • Shop carts
- Roller stands • Trailer balls • Gas line • Work lights
- LP regulators & accessories • Assorted rope of all sizes
- Cable of all sizes • Shop tools • Light bulbs of all types & sizes
- New gloves • Wagner paint sprayer • Air paint sprayers
- Painting accessories • Craft Lumber • Utility knives • Dowels
- Furniture clamps all sizes & types • Furniture dollies
- Electric milk house heaters • Shelving of all types
- Funnels of all sizes & types • Grease guns • Staple guns & staples
- 10 ft fiberglass step ladder • 16 ft aluminum ladder • 8 ft step ladder
- 12 inch roof turbines • 300 gal gas farm fuel barrel on stand

LAWN & GARDEN TOOLS, BICYCLES

- Lawn & garden tools
- 3 MTD gas push mowers
- 3 gas weed trimmers
- Husqvarna 350 chain saw
- McCullough 3216 chain saw
- Wards electric chain saw
- Ames garden cart
- Rakes • Hoes • Shovels
- Axes • Post hole diggers
- Pruners • Lawn ornaments
- Snapper 3 hp 20 inch cut snowthrower
- Fimco 15 gallon ATV tank sprayer w/12 volt pump
- Craftsman 17.5 hp 42 inch cut lawn tractor, very clean
- Cast iron park bench • Exercise equipment
- Pet carriers • Wheelbarrow • Flower pots
- Other items too numerous to mention



ANTIQUES & COLLECTIBLES

- Milk cans • Milk can cart • Anvil • Shop tools • Nail puller
- Buzz saw blades • Wash tubs & stand • Small toboggan
- Steel milk crates • Beer bottle openers • Skis • Wizard dry ice
- Bale hooks • Implement wheels • Cream separator
- Kids red wagon • Wood toys • Ice tongs

VEHICLE & RECREATIONAL ITEMS



- 2002 Ford Escort, 4 dr auto, full options, good runner, black, hail damage, clean title
- EZ-Go golf cart, serial #597447, model G0-990
- 1976 Dodge Sportsmen Camper van w/V8 auto, roof air, bath, gas/ electric appliances, clean unit, runs well
- Licensed trailers - Big Max 4 ft. x 8 ft. trailer w/beaver tail ramp & stake pocket sides

- 6 ft x 8 ft Homebuilt trailer w/ball hitch
- 4 ft x 6 ft homebuilt 2 wheel trailer with ball hitch
- Ice fishing items • Fishing Items • Rifle Sight stand
- Clay pigeon shooter • Assorted LP tanks • Fish spears
- Small BBQ grills • Lawn furniture • Trash cans • Lawn edging
- Tarps • Cover plastic • Camp lanterns • Igloo water cooler
- Camping Items • Hunting Clothes

HOUSEHOLD ITEMS

- Shelving • Xmas decorations • Linens of all types
- AM/FM turntable & 8 track tape player • 8 track tapes
- Kitchen cabinets • Stencils • Queen bed complete
- Chest of drawers • Chrome dinette & chairs
- Formica top dining table & chairs • Weatherization items
- Hospital table • Pots & Pans • Microwave
- Small kitchen appliances • Area rugs • Books • Kids toys
- Student desk night stands
- End tables • Recliners • Canning jars
- Many more household items too numerous to mention

AUCTIONEER'S NOTE: We are pleased to have been selected to offer this unique real estate and personal property at auction. A prime opportunity to purchase a well maintained property that is move-in condition with motivated, realistic sellers, so come and take a look for yourself. Neat and clean shop tools, lawn and garden tools and woodworking tools and more. Any questions on any items feel free to call Doug at 320-630-6651. Thanks! Don't miss this sale.

AUCTION TERMS: Cash or good check. Everything sold "as is". Everything must be settled for before being removed from the premises, bidding by numbers only. Buyers are responsible for the items they purchase. Statements made the day of auction take precedence over all printed material. Owners not responsible for accidents.

LAVONNE BEHRENDT & GILBERT SIEDOW, OWNERS

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