

ACREAGE & PERSONAL PROPERTY AUCTION



SATURDAY JUNE 15, 2013 @ 9:30 A.M.

Property & Sale Location: 60062 870th Street, Alpha, MN, which is located from the I-90 exit at Alpha, Minnesota approximately 6.5 miles north on County Road #29 to 870th Street, then 1/10th mile east on 870th Street. Alpha, Minnesota is located approximately 6 miles east of Jackson, MN. Not responsible for accidents.



PROPERTY DESCRIPTION: This is a nice building site that consists of approximately 6.5 to 7 acres of property. It has a large approximate 1,260 square foot two story 4 bedroom, 2 bath home. Outbuildings feature a 22'x22' double car detached garage with permanent siding, 44'x70' machine shed, large older barn and 2 stave silos. It is located adjacent to a hard surface road, centrally located with a reasonable drive distance from Jackson, Fairmont, Windom, Trimont & St. James. Acres with these amenities and features are very hard to find, so if you are looking for a home in the county make sure to take a look at this property.

OPEN HOUSE INSPECTION: An open house inspection of the property will be held on Saturday June 1st from 10:00 A.M. to Noon or by Appointment with Doug Wedel at 507-236-4255.



PROPERTY LEGAL DESCRIPTION

An approximate 6.5 to 7 acre building site area located in the Southwest Corner of the Southwest Quarter (SW1/4), Section One (1), Township One Hundred Three (103) North (Enterprise Township), Range Thirty Four (34) West, Jackson County, MN. Subject to a survey that will be provided and available at the auction.

REAL ESTATE AUCTION TERMS

The successful bidder must present a **NON-Refundable Bank Money Order** in the amount of \$15,000.00, made payable to the Kim Schaffer Law Office Trust Account and enter into the purchase agreement and all other required purchase documents at the time of the conclusion of the auction. The balance shall be due and payable in full on July 19, 2013, when clear title and possession will be given. The sale will NOT be subject to any buyer contingencies or financing in any way. The property is sold as is. The 2013 real estate taxes shall be paid in full by the seller. Buyers shall be solely responsible for any and all inspections of the property prior to the auction. Auction Company & staff represent the sell in this transaction.



PERSONAL PROPERTY ITEMS



- ◆ JD 2510 (Gas) tractor w/ narrow front & fenders
- ◆ JD 148 loader with JD brackets
- ◆ Snapper Zero Turn Riding mower with 60" deck
- ◆ PTO standby generator w/ cart
- ◆ Yard & garden tools
- ◆ Enamel top table
- ◆ Wooden arm upholstered rocker
- ◆ 3 crock jugs
- ◆ 15 gal Redwing crock
- ◆ Humpty Dumpty
- ◆ Egg crate
- ◆ Ormsby sponge pitcher
- ◆ Barn lantern
- ◆ American Fostoria glass-ware
- ◆ Oak frame mirror with hat hooks
- ◆ Iron double bed no foot-board
- ◆ Chenille spread
- ◆ Double school desk
- ◆ DeGrazia pictures
- ◆ Christmas Village pieces
- ◆ Maytag washer and dryer

- ◆ Refrigerator/freezer
- ◆ Large chest freezer
- ◆ Newer small chest freezer
- ◆ Microwave
- ◆ Full line of kitchen and other household items
- ◆ Danish dining set with drop leaf table & chairs and china cabinet
- ◆ Drop front desk
- ◆ Narrow curio cabinet
- ◆ Large curio cabinet
- ◆ Recliners
- ◆ Reclining sofa
- ◆ Rocker
- ◆ Magazine
- ◆ End tables
- ◆ Carved leg table
- ◆ 2008 LG 37 inch TV
- ◆ Oak TV stand
- ◆ Brass tray lamp & brass table lamp
- ◆ Lowrey organ
- ◆ Card table & chairs
- ◆ Queen oak bedroom set with night stand, chest of drawers & dresser with mirror
- ◆ Danish chest of drawers
- ◆ Occasional chair
- ◆ Bedding
- ◆ Robe cabinet
- ◆ Sewing machine
- ◆ Portable sewing machine sewing
- ◆ Cabinet cedar
- ◆ Chest wicker chest
- ◆ Many other household & miscellaneous items

SALE CONDUCTED BY

Doug Wedel of Auctioneer



923 N. State Street
Suite 170
Fairmont, MN. 56031
507-238-4318
www.auctioneeralley.com

410 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

Auctioneers

Doug Wedel - Fairmont, MN.
507-238-4318 (Office) or 507-236-4255 (Cell)
Dan Pike #32-13-12 - Jackson, MN.
507-847-3468 (Office) or 507-841-0965 (Cell)
Allen Kahler - Sherburn, MN.

OWNER

HILBERT BRANDT

Kim Shaffer - Attorney for the Seller

AUCTIONEERS NOTE

Remember the open house inspection of the real estate will be held on June 1st from 10:00 A.M. to Noon or by appointment with Doug Wedel 507-236-4255. Lots of very interesting personal property items on this auction. Inspection of the personal property items is welcome starting on Saturday morning at 8:00 A.M. We look forward to seeing you at the auction.

SALE ORDER

We will be starting with the small rack items that included smaller household and antique items, followed by tools & household items. Then acreage followed by the appliances, lawn mower & tractor/loader.

AUCTION TERMS: Cash or bankable check payable the day of the auction. Owners & sales staff are not responsible for accidents. All items are being sold as is with no stated or implied warranty. Statements made the day of the auction taken precedence over any & all printed material. All titles will be transferred by the auction company, a \$35 document fee will be charged to the buyers in addition to applicable taxes & license fees. Internet buyers will be responsible for an additional buyers premium fee, as posted in the terms listed on internet terms. This buyers premium will be in addition to the purchase price of any and all items purchased via internet bidding. The information given is believed to be true & correct to best of the owners & sales staffs ability, but **IS NOT GUARANTEED**. Buyer assumes full responsibility for all items upon purchase and winning the bid. Buyer shall make all inspections of items prior to purchase and relies solely on their judgment as to condition, age, hours, mileage and any safety or other defects. All out of the area buyers shall provide letter of credit to the auction company prior to purchasing. All buyers must register for buyers number prior to bidding. All sales are final. LUNCH ON GROUNDS.