



# REAL ESTATE AUCTION!

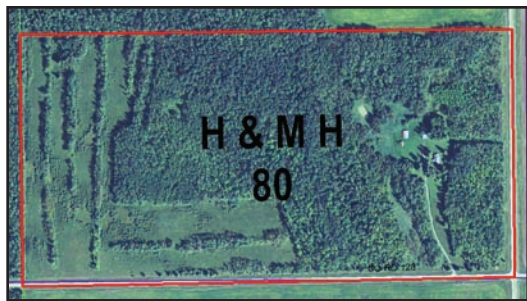
## Saturday, Aug. 6 10:00 am

**Directions:** Approx 15 mi SE of Roseau MN. Or an easy drive of an hour to hour and a half from Thief River, Crookston, or Grand Forks. From Wannaska go North on #89 almost a mile to #128 AKA 190<sup>th</sup> st. Take a right and follow #128 approx.3 mi. Sale is North side of the road on the corner of #128 and #127.

### Dale Hanson, Owner

**Auctioneer's comments:** For those familiar with the area, this is the Melvin and Florence Hanson Home place. Melvin passed some time ago but Florence is doing well and has moved into town. Their children, Dale and Melva are offering the Real Estate and the contents of the buildings at public Auction.

**REAL ESTATE** will be sold at 12:00 Noon CST property will be sold in two parcels, first the 80, then the 40.



This 80 +/- acre Parcel is perfect for a hunting group or some one relocating to the country, the house is very livable has a good deep well and a modern septic. The property has many outbuildings for storage of 4 wheelers or the dressing of big game. Mostly wooded it is covered with both Hardwoods and Pine. With no immediate neighbors, this would be an excellent getaway location. Hand this hunting camp down to the kids! Location, go to the sale site, the 80 lays length wise East- West approx 1/2 mi. along the north side of #128 and it runs width wise approx 1/4 mi, North- South along the west side of #127, Watch for flagging roughly indicating the boundary's. **The legal description is, sec16 twnshp 160N. Range 39W. So 1/2 of SE qtr Minnesota state, Roseau county, MicKinock Twnshp. Parcel #19.0041800 Taxes are currently \$784 per year, your taxes may not be the same.**

Although the final bids are subject to the sellers acceptance, the sellers no longer live in the area and are willing to sell for an outrageously low price. We will be working for the sellers and will do our best for them, but they are very reasonable in their expectations and we are confident the land will go to a new owner.

This 40 +/- acre location has wonderful building spots and approx 19 acres tillable AG land as well. Hunt it, Build a house on it, or just Clear a space for a camper, rent out the AG land and kick back and enjoy it. Versatile and ready to go. This property is located approx. 1 mi. North of the sale site on #127, just past the next crossroads on the right hand side. The property runs No. So. Along the East side of # 127 approx 1/4 mi. And it runs East West approx 1/4 mi along the No. side of 200<sup>th</sup> st. **The legal description is SW1/4 of the SW1/4 section 10 township 160N Range39W Minnesota state, Roseau county, MicKinock township. Parcel #19.0026800. 19 acres currently rented and planted in wheat, current land renter will have the right to harvest this years crop. Taxes are currently \$84 dollars a year, your taxes may not be the same**

## HOUSEHOLD, ANTIQUE & COLLECTIBLE



Excellent original cond. Cream separator



2 - 5 gal Redwing Jugs



arch top wooden radio

Old hardwood Secretary/ Bookcase, copper boiler, kerosene lamps, chrome wheel covers from old Chev, wooden clothes washer w/ hand lever agitator on side, 2 piece Oak china cabinet, several wringer washers, early sled, large meat grinder



Cast Iron parlor stove



27" colored TV

METAL DETECTOR TESORO "Mayan" TR/VLF 10" coil



Vintage aluminum cooler

Lots of traps #2's- #4's long springs & jumps, neck breakers and more

**2 Polaris Colts**

12' aluminum boat, 10 hp Johnson, 3 hp vintage Hiawatha

Upright, 15 cu ft deep freeze, elec. Range, like new refrigerator/ freezer, desks chairs, dining set, file cabinets large and small. 15 cu ft chest freezer, 3 beds, large asst household goods, washer and dryer, portable washer dryer, small LP/Elec fridge for camper

## SHOP, TOOLS, MISC.

Plat pages, maps and aerial views are on our website, and will also be available at the showings and at the Auction.



Approx. 1800 sq ft home, square footage of basement not included in this measurement, 2 upstairs bedrooms, 1 down stairs, 1 bath, living, dining, den, utility room.

**NOTICE:** Read real estate terms & conditions below.



Garage



Granary

The Auction Company will be at the property to show it on the following two dates only, please make an effort to be there, as we will not be showing by appointment otherwise. Sunday July 31<sup>st</sup> from Noon till 2:00pm, and Friday August 5<sup>th</sup> from Noon till 2:00 pm



Barn

27" circle saw rig used to be on the C Allis, Elec. portable cement mixer, wood fired stock tank heater, Alum. Step ladder, Asst hand and shop tools, milk house heater, many axe heads, 2 whl garden cart, Sears 8 hp riding mower, True Value Snow chief 15" elec. snow blower, 2 whl ATV cart, 3.5 hp 20" cut push mower, 6" bench grinder, Craftsman 10" table saw, Atlas table saw



"C" Allis Chalmers Tractor 9-24 rears draw bar pto w/ 60" belly mower runs and mows great



"C" Allis Chalmers hidden barn treasure. Story is it may have been rebuilt and then parked, as it wasn't needed. Has the pulley mounted on rear differential to run accessories, used to run a saw rig.

Fiberglass shortbox PU topper will fit '97-2002 Dodge

Pine 1"X8"s 4' approx 50 pcs; roll of vinyl flooring; approx 125 pieces 8' X 12" Clapboard siding; several squares of shingle; some birch lumber

ATTN SCRAP BUYERS we will have iron, old machinery etc

Mossberg 20 ga bolt action, Winchester 69A .22 bolt repeater.

**Terms & Conditions.** The flagging and ribbons are there as a rough guide only, do not rely on them for an accurate boundary, nor should you rely on fence lines, tree lines, or crop lines, etc. No property survey will be done by the seller. The property will be sold by legal description only. **Special note, bidders on the Real Estate will be required to deposit a Cashiers check or Cash in US funds in the amount of \$10,000 dollars prior to the sale of the Real Estate on the day of the sale** in order to register to bid. No personal checks. If you are not the current high bidder on a parcel, you may leave the sale at any time, simply return your bidder card to the cashier and your check or cash will be instantly refunded. If however you are the winning high bidder on a parcel, you will be required to sign a purchase agreement immediately upon winning the high bid, and your Cashiers Check or money order will be kept by the Auction company and the sellers of the property. Buyer will pay the balance due on day of closing. If for any reason you are unable to close within 30 days after the day of the sale, your money will be forfeited and there will be absolutely no refunds given. If the seller is unable to provide a warranty deed upon the closing date, then your monies will be promptly returned. Property will be considered sold when both buyer and seller sign the purchase agreement. Property will be sold as/is where is. All sales final, no contingencies of any kind accepted. Prospective bidders should have already obtained financing prior to the Auction. Sellers reserve the right to accept or reject any or all bids. Seller will provide updated abstract and clear title for a warranty deed subject to easements, restrictions and covenants of record at the time of closing. Although the Auction Company tries to be accurate, we will not be responsible for errors, omissions, or honest mistakes. Any statement by Auctioneer on sale day will take precedent over all other matter. Buyer will pay all closing costs, closing to be held at the buyer's choice of locations within an hour of the sale site and within US boundaries, Closing to be held within 30 days after the Auction. Buyer will be responsible for all survey work. **There will be a 4% buyers premium added to the high bid on the Real estate only. Brokers participation more than invited, but you must register with us at least 48 hrs in advance.**

A Good Lunch will be served by Carol Vicory's "Cruisin' Cafe"

This is a "LIVE" Auction  
No absentee or internet bids accepted.  
NO buyer's premium.

This Great sale marketed & conducted by

# MAIN EVENT AUCTIONS

"We make your sale the main event"

**DARIN LEE**  
Professional Auctioneer  
MN Lic. # 15-11  
(218) 358-1168  
Bagley, MN



See our web site for more pics & details: [www.maineventauctions.com](http://www.maineventauctions.com)