



REAL ESTATE AUCTION!

Sat., Aug. 27, 10 a.m. Real Estate sells at 1 p.m.
NO MINIMUM BID! NO RESERVE! ABSOLUTE! This Property will sell to the high bidder regardless of price!

Directions, From Shevlin MN: Go east 4.8 mi on US Hwy # 2 to #503/Sundown Rd. Take a right, go south ¼ mi. property on right. **From Solway MN:** Go west 1.7 mi on US Hwy #2 to #503, turn left, go south ¼ mi. Property is on right.

Bill and Cecilia Raiter, Owners

4 bedroom farmhouse and outbuildings on 10 beautiful country acres in a park like setting covered with mature, acorn dripping oaks. You'll have your own well, room for a huge garden, Horses, dogs, and all the good things in life. This place couldn't be located any better. It's only ¼ mile off US Hwy #2 and then only about 10 minutes from Bemidji. Equipped with an outdoor wood burning stove providing steady hot water heat, it also has oil backup. Everything you need to be self sufficient and happy.



Property showings will be Wed. Aug. 10th and the 17th from noon till 2 pm.
Legal description: Sec 30 twp 147 range 035- 9.84 acres N 45 rods of E. 35 Rods of NE 1/4 of SE ¼ parcel #R23.00336 Beltrami County

Partial list of Real Estate terms, Flagging and ribbons are there as rough guideline only, do not rely on them for an accurate boundary, nor should you rely on fence lines, tree lines, crop lines, etc. No property survey will be done by the seller, The property will be sold by legal description only. **Special Note, prospective bidders on the Real Estate will be required to deposit cash or cashiers check in US funds in the amount of \$7000.00 with the Auction Cashier prior to the sale on sale day in order to register to bid.** No personal checks. If you are not the current high bidder on the property, you may leave the sale at any time and get your deposit back. If however you are the winning high bidder, you will sign a purchase agreement and your deposit will be kept until closing, then it will be counted against the purchase price. If however the buyer for any reason is not able to close within 30 days of the Auction, then the deposit will be forfeited and will not be returned to the buyer. There will be no refunds given. If the sellers cannot provide good title by closing then the buyers deposit will be returned to the buyer immediately. So have your financing ready. Property will be considered sold when both buyers and sellers sign the purchase agreement. Buyer will pay the balance at closing, buyer responsible for closing costs. Closing to be held at the buyer's choice of locations within 1 hour of sale site. Closing to be held within 30 days of Auction. Property will be sold as is/where is, no warranties given nor contingencies accepted. Sellers will provide updated abstract and clear title for a warranty deed, subject to easements, restrictions, and covenants of record at 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 the Auctioneer on sale day will take precedent over all other matter.

There will be a 5% buyer's premium added to the final bid price on the Real Estate only.

Broker Participation Invited, but you must register 48 hours in advance of the Auction.

Firearms: Stevens 12 ga double brll, Winchester '06 .22 cal pump ser # 226293

Bee equipment: hood, smoker, box dividers

One of a kind BB auto power pulley, mounts to rear wheel on Model T

250-300 gals #2 fuel oil, come ready to pump it out.

Over 170 cement blocks

TRACTORS



Farmall 450 gas w/ Dual loader wide frnt, 15.5-38 rears, rubber like new, Charlin pump, Quick tach, chains available, pallet forks available



Farmall M nrw frnt w/side belt pulley ser #101666 live hydraulics, 13.6-38 rears



Farmall M wide frnt gas w/ Farmhand loader ser #76643 Charlin pump 13.6/12-38 rears w/ vplow

Triple axle deck over trailer w/ pintle hitch, '82 Ford ¾ ton 2whl dr, stick 6 cyl, heavy duty wood splitter, cement mixer, Minnesota hay wagon, 8 hp 2kw gas generator, small air compressor, hay carriage, Trvl Trlr used for fish house, 2 wheel barrows, shop, lawn and garden and hand tools, draw knife, shop vise etc, **White 22 hp riding mower**, water fill fire extinguishers, **Werner 20'** aluminum extension ladder, new handy man jack, several tow chains, about a doz. #1 ½ & #2 traps, 2 new rolls barb wire, Oxy/ acetylene cutting rig, new 20 lb propane tank, 20- 6' T posts, 30" saw rig blade, new sump pump, Jonserud 2145 turbo chainsaw, new garden hoses smoker, hand crank ice auger

Lennox pellet stove 60 lb hopper 39,500 btu

ANTIQUES & COLLECTIBLES



Ultra Rare brass Indian Chief ink well



Curve front oak dresser w/ mirror



Marble top oak dresser w/ handkerchief drawers and diamond shaped bevel glass mirror

Spoon carved upholstered rocker, original brass bed

1 year old Frigidaire refrigerator/ freezer

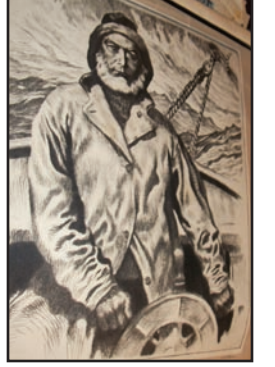
Selection of oak 1x4's, 1x6's and Black ash 1x4's

Like New Sausage Maker w/jerky attachment, Large Meat Grinder,

EDEN PURE heater Brand new!



Selection of old prints, calendars and pencil drawings



Antique doll



2 matching pressback chairs



Antique doll

HOUSEHOLD & MISC.

Magic Chef 30" combination wood fired or gas cooking range

19 pint pressure canner, Lg asst glassware some old, Upright combination washer/dryer, Singer Treadle electric sewing machine, Hoover canister vac, outdoor patio glider, Several beds, dining table and 4 chairs, wrought iron curtain hangers, metal wardrobe, light weight shelving brackets, 2 - 3' tall shelving units, 2- 15 cu ft deep freezers, '70's pop bottle collection, cast iron Dutch oven, porta potty, shoe lasts, Coleman parlor oil stove,

This is a "LIVE" Auction
No absentee or internet bids accepted.

This Great sale marketed & conducted by



"We make your sale the main event"

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

DARIN LEE
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See our web site for more pics & details: www.maineventauctions.com