

10 Acre Building Site in City of Fairmont & Excellent Building Trade Equipment & Shop Tools, Antiques, HH, Yard & Garden

AUCTION

SATURDAY NOVEMBER 2, 2013 @ 10:00 AM

@ Property Location - 1315 Woodland Avenue Fairmont MN

www.auctioneeralley.com



LEGAL DESCRIPTION

Shoreacres subdivision Lot 11 Block 3 containing 10 acres more or less in County of Martin & State of Minnesota

PROPERTY INFORMATION

HOME 2 story 3 bedroom 1 1/4 bath 1100 sq ft with entry & deck.

CABIN 1 bedroom 15 1/2' x 28' + 7 1/2' x 10' with screened porch entry; cabin has Riteway wood burning stove

SHOP 15' x 34', + **FURNACE ROOM** 7 1/2' x 11', + **PLATFORM** 11' x 17', + **GARAGE** 21' x 60', + **BACK ROOM** 21' x 35'.

TILLABLE ACRES 7.8 acres according to Farm Service Agency

OPEN HOUSE SAT. OCT. 19 @ 10:00 AM - 2:00 PM
or call Doug Wedel Auctioneer @ 507.236.4255.

BUILDING TRADE EQUIPMENT & SHOP TOOLS: 30' & (2) 20' fiberglass extension ladders; 2' - 7' fiberglass step ladders; ladder jacks; ladder stand off; ladder foot holds; truss locks; wall jacks; wall hangers; dry wall vac/sanding machine; sheet rock stilts; sheetrock lift; cabinet installation tools; jig for cabinet making; door panel jacks; 6' door level; panel carriers; panel dolly; panel marker; adjustable roll off feed; framing nailers; finish nailer; pneumatic brad & finish nailers & stapler; decking screw gun; tile cutter w/table; framing squares; 5 sets scaffolding & (4) 7' aluminum planks + 1 set wheels; saw horses; dolly; dolly carts; folding work benches; portable air tank; oxygen/acetylene torch set; shop/utility wagon; shop vacs; aluminum truck tool box; come-along; shop lights; many drop cords; gluing clamps; c clamps; davit tool; sawbuck; saw scabbard; hand saws; radial arm saw; jig saw; skil saws; cut off saw; compound mitre saw; contractor table saw; lite wt. portable table saw; jointers incl dovetail jointer; routers; router table; Craftsman drill press; 36" master key bolt cutter; 200' tape; many tool boxes; battery charger; pump jacks; power drills; measuring wheel; arc welder; tansit & pole; 6' level; 4" electronic level; bottle jacks; handyman jack; new 3500 amp Max 400 generator; air compressors; sledge hammer; set of 1 3/8" - 2" open end/box end wrenches; many hand tools; many, many tool chests; wood bin; benches; & much more!

MOTORCYCLE, CAR CARRIER TRAILER, YARD, GARDEN & MISCELLANEOUS: 1976 BMW Windjammer SS cycle; cycle saddle bags; 16' car trailer; car jack; Steiner 4 whl drive 6' front mower & front end loader; Troy Bilt garden tiller; gas & electric chain saws; hard hat w/protective screen; Kevlar chaps; hydraulic wood splitter; Pulaski axe; gas weed whip; Mantis tiller; numerous garden tools; yard/garden cart; Aero Garden HYdroponic Grower; wheel barrow; Ariens snow blower; bicycles; toboggan; wood fired water heater; 2 drag sections; movable 6' x 8' garden/potting shed; 3 rd patio tables; dip net; heater; & more.

ANTIQUES, COLLECTIBLES & HOUSEHOLD: Mission style cabinet; kitchen cabinet; matching wicker sofa, round table, chair & sewing basket table; oval wicker table; wicker potty chair; 2 wicker fern stands; wicker magazine & umbrella stands; enamel top table; numerous wood chairs; 3 drawer chest; wash stand commode; walnut double bed; library table; drop front desks; oval coffee table; lg drop leaf dining table & 2 leaves; child's ice cream set; child's rocker; child's drop front desk; sewing chests; Windsor & ladder back chairs; Cambridge nest of bowls & other matching dishes; wall plant holders; bushel baskets; silage fork; snow shoes; buck saws; apple picker; wood tool chest; many wood crates; 2 gal Western & 3 gal RW crocks; granite canner; small cream cans; collection of pottery flower pots; pig cookie jar; Flintridge set of china; many green depression glass pieces; yellow Sunkist reamer; Moss Rose tea set; Forrest green decanter set; frosted glass containers; RW pitcher; colored glass vases; Fire King Primrose set dishes; set pink & other Pyrex bowls; other depression glass dishes; Swanky Swigs; Cobalt blue set of dishes and other pieces; Pfaltzgraff dishes; 1 German stainless steel & 2 silverplate flatware sets; white depression stemmed sherbets; pressed glass ruby glass; Shirley Temple pitcher and cereal bowl; pr clear goose girls; glass flower frog; German Carving Set; Bavaria china set of 12; lotus bowls; glass footed cake plate; salts; set child's dishes; nesting hen; stemware; cherry juice set; wall school slate; beveled wall mirror; wool hooked rugs; pine blanket box; coat tree; Mengenhauer's Guitar Zither-Oscar Schmidt No 2 pat May 29 1904; Guldán violin; German carved brewery team & wagon; wood swinging picture frames; large steamer trunk; Hudson Bay blankets; comforters; handwork; 50's table cloths; buttons; wood burned boxes; paper mache jack-o-lanterns; toy cash register; Tonka True Value Panel Delivery truck; repo cast iron cat & mouse bank; doll bed; Boudoir doll; (1)Dolls of Nations in box & other dolls in boxes + many other dolls; doll furniture doll cradle; GE washer & dryer; chest freezer; American Harvest dehydrator; Rival Foldup food slicer; cooking & baking pans; full line of household items; folding table & chairs; dinette table; single chair/bed; TV & stand; file cabinet; typing table; office desk; lamps & more.

AUCTION SALE TERMS: All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer(s) at the conclusion of the auction will enter into a Purchase Agreement/Contract for the Real Estate & shall make a 20% NON refundable earnest money down payment the day of the auction. The sale will **NOT** be contingent upon any Buyer(s) financing. The unpaid balance shall be due & payable in full on or before Dec 1, 2013 or when clear title is given. The seller shall pay all real estate taxes that are due & payable in 2013. The Seller shall retain all cropland rental income for the 2013 crop year. Property being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. Buyer(s) are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information.

AUCTIONEERS NOTE: This is a rare opportunity to purchase a 10 acre site within the city of Fairmont in an excellent location. The existing buildings have great potential. The large amount of building trade equipment and shop tools are a handyman's delight and there are many interesting antiques and collectibles, some back to the early 1900's. This is an outdoor auction so come prepared accordingly for the weather sale day. We look forward to seeing you at the open house and auction. We will start the auction with the personal property followed by the real estate.

VALERIE & DAVID MANNING owners

Auctioneers

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Clerks

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