

HOBBY FARM / ACREAGE & PERSONAL PROPERTY

ESTATE AUCTION

Location: 7152 HIGHWAY 52 SOUTH, ROCHESTER MN 55904

SATURDAY JUNE 24, 2017 – 10:00AM

Auctioneers Note: Due to the death of Walter Krahn the family has decided to offer his personal property and the real estate at public auction. Nice hobby farm type acreage close to Rochester on hard surface roads. Personal property includes a nice selection of antique furniture as well as horse drawn equipment, vehicles, John Deere LX 255 riding mower and much misc. Real estate will be offered at 10:00 am sharp and personal property will follow.

REAL ESTATE WILL BE FIRST

**HORSE RELATED**

Restored cutter
Cutter bobsled
4 wheeled wagon
Pony harnesses
Misc horse items

ANTIQUES

Secretary/china cabinet
China cabinet
Chest of drawers
Wardrobe
Slipper rocker

Ford 9N Tractor
John Deere riding mower
Hay rake
Farm gates/ wire panels
Lots of tools
2001 PT Cruiser
2002 PT Cruiser
1994 T Bird car
1976 GMC motor home
2016 mobility scooter
Misc household
Dishes

REAL ESTATE- OPEN HOUSE

SUNDAY JUNE 4TH 1-3 PM
SATURDAY JUNE 10TH 1-3 PM

Or by appointment

FOR PICTURES OR MORE INFORMATION

WWW.GROVERAUCTIONS.COM or
WWW.AUCTIONS.GO.COM

REAL ESTATE Property Address:
7152 Highway 52 S., Rochester MN
P#63.36.33.036270, 63.36.33.03271
53.01.22.040561, 53.01.22.040562
10.99 acres more or less

per county tax records

Ranch style home – 2051 SQ FT
Year built 1948, 2 bedroom 1 bath
2 car garage and pole shed
Pasture and woods

Sellers Agents/Auctioneers are working solely on the behalf of the Sellers.

Sellers and Sellers Agents are selling said property AS-IS /WHERE-IS.

Well, well water and septic system on property are being sold strictly AS-IS.

Soils being sold AS-IS in regards to debris or contamination if any.

NO warranties or guaranties expressed or implied. All Buyers are responsible for conducting their own research.

Absolutely NO contingencies whatsoever. All Buyers to provide a Bank letter of approval and copy of available funds or a certified Bank check.

TERMS:

\$10,000.00 **NON REFUNDABLE**
earnest money down day of auction
No contest by buyer.

Balance due at closing.

An 8% Buyer's fee will be added to the final bid which will be the purchase price of the property.

Buyer and Sellers will immediately enter into a standard Minnesota Purchase Agreement. Closing will be in 30 days or less upon marketable title. Sellers are guaranteeing the title and will furnish title insurance.

Owner: Walter Krahn, Mollie & Bud Ehlenfeldt



AUCTIONEER:
Eric Grover #79-46
507-259-8438



AUCTIONEER:
Fran Grover #79-47
507-951-3746



CLERK: Grover Auctions - cash, bankable check and current I.D.
NOT RESPONSIBLE FOR ACCIDENTS – ALL ORAL ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER ANY WRITTEN MATERIAL