

REAL ESTATE AUCTION

Saturday ★ June 27, 2009 ★ 10 a.m.

Laporte, MN

SEE WEBSITES FOR MORE INFO!



LOCATION: Directions from Laporte: 3 ¼ miles Northeast on Co. #39, then ½ mile North on Co. #45. (41494)

AUCTIONEER'S NOTE: Harold and Marion have been long time respected members of this community and have chosen to relocate because of health reasons. Northstar Auctioneers and Agassiz Auctioneers have teamed together to liquidate Harold and Marion's home and 40 acres along with many of their personal treasures at public auction! Don't miss this opportunity to own a fantastic piece of property in a prime country location. If a home is not on the shopping list, there is sure to be something from the personal property auction to please you. Thanks, and we'll see you there!

REAL ESTATE: What an amazing opportunity for you to name your own price on this Laporte lakes area property! This beautiful quality built home sits high on 40 wooded acres overlooking the Necktie River Valley. Enjoy the view for miles as you sit in the large great room w/vaulted T&G ceiling and fireplace.

Every attention to detail has been displayed in this 2 BR, 2 bath home with den and lower level workshop. Custom trim and woodwork throughout built by Harold himself. Den and Lower Level have raised panel finishes. Main floor master suite and laundry. Open kitchen to Great room and deck off the kitchen. All cabinetry was custom built by Lampert cabinet makers. Attached heated, dbl. garage w/10ft. ceiling.

Foltz 40' x 60' x 12' building w/concrete floor. Divided shop area w/OH door and storage/garage area w/OH door. Mini Foltz building to store the mower and yard items!

Centrally located near Garfield, Steamboat and Hart Lakes and near hundreds of acres of government land. Only 20 minutes from either Bemidji or Walker and only 5 minutes from Laporte! Don't miss this chance to own this absolutely fine home and land. Attend a property inspection and come ready to buy your new home!

INSPECTION DATES: June 17 - 5 pm to 7 pm and June 20 - 1 pm to 3 pm

PROPERTY DESCRIPTION: Hubbard County Sect-27 Twp-144 Range-032 40ac. NW1/4 of SW1/4

Terms of Real Estate Auction: \$10,000 non-refundable down payment day of auction. The successful bidder shall enter into a non-contingent "As Is" purchase agreement immediately following the personal property auction to be closed at the office Grimes Realty of Bemidji, MN. The balance will be due at closing approximately 30 days from auction date. The seller will furnish marketable title to said property. The real estate will be considered sold when all parties have signed the purchase agreement. Bidding increases will be in such increments at the sole discretion of the auctioneer. This property will be sold by its legal description. Northstar Auctioneers and Agassiz Auctioneers represent the seller in this transaction. All information about this real estate was derived from sources believed to be correct but is not guaranteed. Neither Northstar Auctioneers nor Agassiz Auctioneers is responsible for errors or omissions. Buyer's Premium: A 4% Buyer's Premium will be added over and above the high bid. This will equal the contract price.

All Your Real Estate Needs Since 1962
GRIMES REALTY

Agassiz Auctioneers, LLC • 218-945-3899
Northstar Auctioneers • 218-766-9607



CLASSIC CAR/ PICKUP/TRAILER

- ★ 1924 Dodge Touring Car - restoration project includes complete vehicle (see web site for more pix)
- ★ 1999 GMC Sierra SLT, 4x4, loaded, matching topper, running boards, brush guard, 83K (Very Nice!)
- ★ Trailer: 1990's Factory tandem axle 18ft. trailer

FURNITURE

- ★ Federal style DR table & chairs, matching triple china cabinet and buffet (Quality set)
- ★ Federal style coffee and end table set
- ★ Glass front bookcase
- ★ Black Walnut display cabinet
- ★ Black Walnut VCR cab/mag rack
- ★ Black Walnut corner cabinet
- ★ Black Walnut clock & lamp
- ★ 1950's Hand made 5 drawer dresser
- ★ 2 Brn. LaZBoy rocker/recliners
- ★ 1970's Green sectional sofa
- ★ 1970's Three pc. Bedroom set

WOODWORKING

- ★ Craftsman table saw
- ★ Rockwell wood lathe & tools
- ★ Stat. flr stand belt/disc sander
- ★ 2 ½ hp router & table
- ★ Power router table
- ★ DeWalt compound miter saw
- ★ Floor mod. Drill press
- ★ Ryobi table top drill press
- ★ Ryobi cordless tool kit
- ★ Laminate trimmer
- ★ Freud router bits & other cutting heads & bits
- ★ Specialty router bits
- ★ Woodtek R-angle drill
- ★ Pocket hole jig & guide
- ★ Var. drills, Knives, Chisels
- ★ Carpenter bar clamps
- ★ Other var. carpenter clamps
- ★ Hole saws, Roller stands
- ★ Router & circle guide
- ★ Many, many var. wood working supplies & accessories
- ★ Jigs & Patterns, Straight edges

HOME ITEMS

- ★ 1970's Sears reg pool tbl & cues
- ★ Older 17 cu. ft chest freezer
- ★ Good dinnerware
- ★ Four dwr. File cabinet
- ★ Var. framed artwork
- ★ Var. trade & technical books
- ★ Canning supplies
- ★ Knick knock cars, trucks & trains

COLLECTIBLES

- ★ J.I. Case complete pewter tractor collection w/custom built wall display
- ★ 1930's Douglas Post Office oak sorting table
- ★ Very unique early 1900's sewing machine cab. & machine
- ★ Douglas drop front desk
- ★ Church folding chairs
- ★ Lg. brass elephant

SHOP & TOOLS

- ★ 1980'S 3 Phase AC/DC stick welder
- ★ Shop made 20 ton shop press
- ★ 1940's Sheet metal 8 ft. brake
- ★ 1940's Sheet metal mech. Shears
- ★ Metal cutting band saw
- ★ Gas welding torch
- ★ CH port. air compressor
- ★ Lg. anvil, Bench grinder
- ★ Clevises & grease guns
- ★ Come along, Ext. cords, Chains
- ★ Bin storage rack, Tall rolling stand
- ★ Electrical misc., Turnbuckles

YARD & GARDEN

- ★ Yard art picnic table made from old farm mach.
- ★ Tractor seat chairs
- ★ Various yard decor
- ★ Hand made 2 wheel garden cart
- ★ Many Y&G hand tools



SPECIAL NOTE: There are many more treasures in all categories that are not listed. Mark your calendars to attend!

Harold & Marion
Novodvorsky

Agassiz
Auctioneers LLC

NORTHSTAR
AUCTIONEERS

Tammy Reppert-Tisland & Jim Tisland • 04-02
Bemidji, MN (218) 766-9607

TERMS: Picture I.D. required to register. Cash, good check, Visa and Mastercard accepted, U.S. Funds, Statements made auction day take precedence. Items sold as is.

www.nsauction.com ★ www.midwestauctions.com ★ www.agassizauctioneers.com