

ACREAGE & PERSONAL PROPERTY

AUCTION

Saturday November 26, 2016

Sale Starts 10:00 A.M.

Located: 1080 - 20th St. Ceylon, Minnesota

Directions: 1 mile SW of Ceylon, Mn. On 115th Ave. (south of Clear Lake Road) to 20th St.
Then 1 mile West to Acreage Site on North side of Road.



DESCRIPTION

Selling 8.39 Acre Acreage 2+bedroom home; laundry on main level, lg. bathroom, new septic system in 2012; new furnace 2014; new roof 2005; new dish washer, freezer & stove in 2012; Patio off dining room, many new windows; 2009 new hot water heater; full unfinished basement & double unattached garage. Acreage has other out buildings used for storage.

TAXES

\$1320/sellers to pay all 2016 property taxes. Buyer to assume all further taxes due after Jan. 1, 2017.

TERMS

15% down payment day of sale w/balance due on or before December 22, 2016. Full auction terms to be announced day of sale. Selling in AS IS condition only.

AUCTION NOTE

Very well maintained acreage with many up -dates to the house. New septic system in 2012. Excellent location near area towns and nature. Like new yard tractor & camper. Come take a look!

www.howellrealestateandauction.com

HOWELL
Real Estate
& Auction

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ACREAGE EQUIPMENT & TOOLS

J.D. 4200 Utility tractor w/72" deck, 300 CX loader, 3 pt. PTO, like new, 903 hrs. 3 pt. sprayer for tractor; 2004 Cherokee Forest River 28' travel trailer, w/canopy, sleeps 8 very nice!

Yard drag, Craftsman push lawn mower; Craftsman 4500 rider lawn mower 42" deck; Many tools, including straight wrenches; sockets; hammers; crescent wrenches; Dura Craft drill press; bench grinder; 12 volt jump start system; fishing poles & reels & fishing tackle; Stihl chain saw; Minnkota trolling motor; battery chargers; poly gas cans; Craftsman 19 volt screw driver; Craftsman 3 ton floor jack & 2 ton jack; Earthquake small tiller; jig saws; skill saws; Power chop saw; Poly wheel barrow; grass seeder; cedar decking ; creeper; trampoline; much more; 17' fishing boat w/25 HP motor & trailer;

GUNS

Winchester M-1300 Ranger 20 gauge pump;
Thompson 54 Cal. Muzzle loader;

TERMS

Cash or good check day of sale. Nothing removed until settled for. Owners or sales staff not responsible for accidents day of sale or with items after purchase. All items sold "as is". Statements made sale day take precedence over written material.

CLERK

Howell Clerking • 712-362-4844

Eric & Chris Griffin - Owners