

Real Estate & Personal Property Auction Sunday, September 30, 2007

12:00 Noon

(Real estate selling at 2:00 p.m.)



**OPEN HOUSE
/INSPECTION
DATES:**
Saturday, Sept. 8
and Saturday,
Sept. 22, from 2
p.m. to 5 p.m.
each day

2200 Mayowood Road SW, Rochester, MN. 55902

Parcel 641522062631 and 641033063298

A Rochester area builder's personal residence

Estate of Victor Close, Owner

**Story and one half custom built in 1948
featuring:**

**main floor square footage 851; second floor
672; lower level 851; total 2374**

**1 main floor office w/ walnut paneling & stone
fireplace**

2 bedrooms w/ oak floors & built-in dressers

**1 full bath w/ built-in medicine cabinet,
ceramic tile & cast-iron tub**

finished family room in lower level

**lower level workshop w/ bench & built-in
cabinets**

**utility room w/ cast-iron double sink, shower &
built-in cabinets**

plaster walls throughout main floor & upstairs

forced air natural gas

**hand cut limestone exterior (cut & quarried by
owner)**

poured concrete foundation

.88 acre (+/-) of private wooded hillside

**oversized four car tandem attached garage w/
concrete ceiling**

2 utility sheds, 1 w/ shop & concrete floor

Terms and Conditions:

Property is offered at absolute auction with a
guaranteed sale at final bid price.

Property is being sold "as is" with no warranties
expressed or implied or repairs made by seller.

An \$8,000.00 non-refundable earnest money will be
required of buyer on auction date with balance due at
closing on or before November 15, 2007.

Seller will pay 2% of purchase price upon successful
closing to a licensed real estate broker who represents
the successful bidder.

All information has been received from sources
deemed reliable; however it is the purchaser's
responsibility to seek out and gather information that
they deem important and credible and to consult with
their own legal counsel.

Estate of Victor Close, owner, Don Close, P.R.;

**John Kruesel, Auctioneer, MN. Lic. #55-83, member
CAI, MAA; Lowell Gilbertson, Auctioneer, MN. Lic.
#23-45; Rick Gentling, Facilitator, Gimbert Realty.**

For more information call 507-289-8049.

OPEN HOUSE/INSPECTION DATES:

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Personal Property Auction

Starting at 12:00 noon (registration/inspection starting at 10:00 a.m.)

AUCTION DAY PARKING: Please park in the lot at Bamber Valley Elementary School (west of the auction site). Merchandise pick-up at the auction site must be very brief because of limited parking space.

Long Guns: (Note: All federal, state and local gun laws apply. Please bring your photo ID or your FFL. You must be at least 18 years of age from MN. to purchase.) 2 double barrel percussion shotguns w/ engraving; Model #10 Remington pump #237391; Mossberg 12 gauge bolt action; Savage 1911 model 22 cal.; Marlin model 39A take down lever action 22 cal.; Benjamin air rifle.

Furniture/household: pr. of walnut handmade beds; misc. Mediterranean style furniture; pecan pcs.; handmade walnut parlor table; 1930's Deco style bedroom set; electric Aladdin table lamp w/ others; misc. usual household/kitchen items; Cotton Tot Kier camp stove.

Tools/Lawn & Garden: SMC compressor; jig saw; two Craftsman table saws; small wood lathe; router; bench grinder; Power King drill press; Homealite chain saw; many hand tools, both antique & vintage; saws; planes; electric motors; misc. hardware; clamps; log chains; home built 2-wheel trailer; miter box; Troy Bilt tiller; Jacobsen 26" Imperial snow blower; Craftsman 9.0-28" electric-start power-steering Easy Steer snow blower; gasoline hand mowers & other misc. garden tools.

Misc.: Alumicraft 13' row boat w/ trailer; Johnson 5 hp vintage sea horse w/ canvas carry pack; fence posts; fine selection of seasoned cut hardwood of various dimensions & lengths (used in Mr. Close's cabinet & finishing work); approx. 2 cords of firewood.

2000 Pontiac Grand Am (selling just prior to real estate), red, 1 owner, 70,000 miles, automatic, AC, power steering.

Auction arranged & conducted by John Kruesel's General Merchandise & Auction Co., 22 - 3rd St. SW, Rochester, MN. 55902. Phone (507) 289-8049 or fax (507) 289-8602. On the web: www.kruesel.com. **Auctioneers:** John Kruesel, #55-83 CAI member, Lowell Gilbertson, #23-45. **Descriptions are subject to error.** Not responsible for accidents. Statements made day of sale take precedence over printed material. **Terms:** Cash or good check (must be accompanied with photo ID). **ALL ITEMS MUST BE REMOVED DAY OF AUCTION.**