

**Starts
9:31 am**

Auction Location
45844 610th Ave. • Sebeka, MN 56477

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9:31 am**

AUCTION

DIRECTIONS: Approx 6 miles West of Sebeka on Cty Road 11/8 to 610th Ave. then south ¼ mile to the auction site. Roads will be marked.

SATURDAY, AUGUST 10, 2024

HARVALA ESTATE AUCTION

Real Estate



This is a beautiful 11.64 +/- acre farmstead ¼ mile off of a main county highway. Approximately 6 miles West of Sebeka, MN 4 bedroom farm house with maintenance free exterior vinyl siding. Screened in front porch, 3 bedroom up 1 bedroom down. ½ basement w/poured concrete walls. 1 full bath on main floor. Brand new Reliance 40 gallon electric hot water heater. Kenmore IntelliSoft water softner. Williamson fuel oil furnace (possibly needs to be replaced). Sewer has passed inspection. Out buildings include: 2 stall garage w/lean on the back. 7'x8' wood fired sauna w/dressing room and storage on the back end, 6x8 children's playhouse. 10'x12' storage building. Yard is protected by crab apple, pine, cedar, poplar and maple trees. For inspection by appointment contact: Terry Harvala 507-837-9052. Real-Estate inspection will be Saturday August 3rd from 10:01AM to 2:01PM. Real-Estate to be sold AS/IS by Live Auction at 12:01PM Otter Tail County Parcel #04000030023001

FOR SALE BY OWNER TERMS & CONDITIONS OF LIVE REAL ESTATE AUCTION:

This is a FOR SALE BY OWNER AS/IS Live Real-Estate Auction. The "As Is" purchase agreement is prepared by Kunz Law Office, P.C. Perham, MN. Closing will be conducted by All American Title Co. Perham MN. Successful bidder will be required to pay a \$10,000 non-refundable, non-revocable down payment in the form of a cashiers check made out to themselves and endorsed on the back to be held in escrow at All American Title, Perham MN. THE BUYER MUST HAVE PRE-APPROVED FINANCING TO PARTICIPATE IN THE LIVE AUCTION. The balance will be due in full at closing, in approximately 45 days or less. The BUYER is responsible for their portion of the closing cost as well as the Seller is responsible for their portion of closing costs. This property will be sold by its legal description only. A Quit Claim Deed will be provided at Closing. Seller will provide marketable title to said property. The Real Estate will be considered SOLD when all parties have signed the purchase agreement at conclusion of the live auction. Property is not subject to prior sale and is sold "AS/IS". All announcements made by the auctioneer take precedence over any previous advertising or oral statements. Square footage dimensions and acreage amounts are based upon information provided by the seller and are believed to be correct, however, purchaser shall bear the responsibility to confirm all calculations and inspections prior to the auction. This property has not been inspected for mold, radon, lead or asbestos. Seller makes no guarantee expressed or implied. All information contained in this auction poster compiled by the seller were derived from sources believed to be correct but is not guaranteed. Perala Bros. Auctioneers will not responsible for errors or omissions.

Personal Property

Household, Antiques & Collectibles

- Kenmore refrigerator
- Kenmore glass top electric cook range
- Solid oak kitchen cabinet handmade by Arnold
- Silver tea set, pink depression glass, figurines, blue hobnail salt pepper vinegar set
- Mirro pressure canner
- Cookie jars
- Cookbooks
- Kitchen table with six chairs
- Kenmore electric sewing machine with cabinet
- Coffee table
- End table
- Lazy Boy rocker
- Solid wooden rocker
- Assorted wall hangings
- Solid oak hope chest
- Full size bed with headboard
- Chest of drawers
- Dresser with a mirror
- Twin bed
- Full bed, chest of drawers
- Twin bed, 3 drawer dresser
- Wood glider rocker
- Tonka toys
- Old metal wagon, galvanized watering can, snowmobile gas can
- Implement seats
- Vintage fuel cans
- Cookie jar collection
- Dishes, misc kitchen items
- Custom Built Accordion
- Ampro dual side projector
- 2-Messenger 250 CB base station radios
- Lg Asst of wall hangings and wood crafts made by Arnold

Tools, Lawn & Garden

- Craftsman LT100 riding mower w/18hp engine & 42" cut
- Craftsman 20" push mower
- Montgomery Ward 24 in turning lathe on stand
- Parts organizer from old Kinnunen store
- Old fridge organizer
- B&D saw
- Milwaukee circular saw
- Brinkmann smoker
- Coleman 2 burner Lp camp stove
- O&R mini generator
- Wood Adirondack chair with ottoman
- 14' Werner aluminum extension ladder
- Portable deer stands
- Rough sawed lumber
- Concrete bird bath with figurine
- Asst log chains

Vehicles, Tractor & Machinery



- 2005 Buick LeSabre, Silver, 189,000 miles, fully loaded, gray cloth interior, good rubber, good runner
- 1974 F-100 2wd, w/302 V-8 (needs attention)
- Oliver Row Crop "77" w/hydraulic loader, good runner, S/N 337060 C77D
- 2 bottom 14" pull type plow
- 7ft pull type disc
- Homemade wood splitter on transport needs an engine

NELSON PERSONAL PROPERTY

Vehicle, Tractor & Trailer



- 1991 Dodge Power Ram 150, great running plow truck, engine gone through, 7ft Meyer straight blade plow, everything works
- Forest River 5'x8' enclosed trailer
- Ford 8N needs attention, good rubber



Shop Tools, Lawn & Garden & Misc

- Shovels, rakes, hoes, mauls
- Assortment of hand tools
- Bostitch trim air compressor
- 100,000 BTU Ready Heater
- Lincoln AC/DC 125/225 arc welder
- 23" Anvil
- Portable air tank
- Assorted tool boxes
- 1½ up to 2½" large wrenches
- 9 Piece ¾" Drive air impact sockets
- ¾" drive socket set including ratchet, breaker bar and extensions
- Craftsman 10 inch radial arm saw
- Homecraft 4" jointer
- Oil filter wrenches, clevis's, pipe wrench
- Masonry hammers, shingling hatchet
- 5" swivel bench vise
- 4" Pipe vise
- Borer for timber framing, block planes, buck saw
- Solid oak riding desk
- Kitchen pie cupboard
- White treadle sewing machine w/belt
- Columbia Grafonola record player
- Antique wood tables
- Wicker desk & chair
- Pine kitchen cupboard
- Asst of wooden block planes



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