

Baxter Real Estate & Personal Property Auction

10% Buyer's Premium on Personal Property starting at 3 p.m.
6% Buyer's Premium on Real Estate selling at 4:30 p.m.

4 Bedroom, 2 Bathroom
Home in Baxter

2026
JANZEN/MOHS

James Glende Estate
REAL ESTATE

AUCTION

Open House Dates:
Sunday, August 23rd 11:00 a.m. – 1:00 p.m.
Sunday, August 30th 11:00 a.m. – 1:00 p.m.

Friday, September 11th • 3 p.m. • Real Estate at 4:30 p.m.

Property Address: 6584 Mary Street, Baxter, MN 56425 **Legal Description:** Lot 25 Blk 1 Winkler's Pine Woods Addition to Baxter
Crow Wing Parcel IDs: 031230010250009

MLS#: 7127589 **Directions:** In Baxter, head west on Hwy 210, then right or north on Inglewood drive for .3 miles to right
or east on Mary Street to property on left

Real Estate Description: This is a wonderful opportunity to own this quality built **4-bedroom, 2-bath home** in a nice quiet Baxter neighborhood. Two bedrooms on the main floor & two on the lower level with two full baths, one on the main level and one on the lower level. Large living room on the main level and a large family room on the lower level. This property offers spacious bedrooms with ample closet space. Updated furnace & hot water heater are to mention. The property is equipped with city sewer and water forced air natural gas heat with central air conditioning. Two car attached garage with paved driveway and nicely landscaped yard. This is a great property & a must see! Set up your showing now!

Sellers Note: Due to the death of my brother James Glende, I will be offering the following for public Auction.

Auctioneers Note: Janzen Auctioneers and Mohs Auctions would like to thank the family of James Glende for the opportunity to conduct their auction. Mr. Glende was the head engineer at Hunt Technologies and was instrumental in the design & patent of the Turtle meter system that was local, then went nationwide. His knowledge and expertise as an electrical engineer is unprecedented in his field. Many of his personal electronics will be available at auction.

AUCTION STARTS at 3 p.m.

REAL ESTATE at 4:30 p.m.

Contact Janzen Auctioneers for more real estate information.

Estate of James Glende • Carol J. Swane Personal Representative

Real Estate Terms: \$20,000 down non-refundable certified earnest money due the day of the auction, accompanied by a bank letter/statement showing proof of funds to complete the transaction. This property is being sold AS IS without contingencies, which includes but is not limited to the condition of the home/buildings or any property lines. Real Estate to be sold on Friday September 11th at 4:30 PM. The closing will take place within 30-40 days of the Auction Day. There will be a 6% buyer's premium added to the final accepted high bid creating the contract price. **Example:** 250,000 X 6% is \$15,000 creating the contract price of \$265,000. Contact Janzen Auctioneers for Real Estate Questions



PERSONAL-PROPERTY

LAWN & GARDEN-RELATED

Toro personal pace mower w/electric start & bagger
Snow Joe dual stage cordless snow-blower w/40-volt batteries & charger
Black & Decker 24V weed trimmer
Yard Man corded mulching blower/vac
Worx corded blower/vac w/bagger
Ryobi 18V trimmer w/battery & charger
(2) Snow Joe snowblowers, 1 corded & other 40V w/charger
Earthway fertilizer spreader
Quality long handled lawn & garden tools
Aluminum & fiberglass ladders
Garden sprayers



GARAGE/SHOP-TOOLS

Husky vertical air compressor on wheels
30-gallon 175 PSI 1.7 HP
Skil Saw 10 in. table saw on stand
Campbell Hausfeld 4-gallon pancake air compressor, 2HP
Craftsman 8 in. drill press & 9 in. bandsaw both bench models
Dewalt electric 1/2 in. impact wrench
Assorted standard & metric wrench sets
12 Gallon shop vac
Organizers & hardware
Heavy duty plastic shelving
Two-wheel dolly



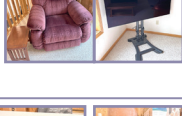
QUALITY-HOUSEHOLD-FURNITURE & HOUSEHOLD-RELATED



4 Piece matching oak bedroom set include Tempur-Pedic queen lift bed, 5 drawer chest, 10 drawer dresser w/ beveled mirror & 2 drawer nightstand
Solid oak kitchen/dining table w/2 leaves & 4 cushioned chairs
Cuisinart convection bread maker
Stainless steel cookware, Knife blocks, Glass bakeware, Vacuum seal food saver



Lazy Boy recliner
Sole LCR exercise machine w/monitor, pedals & charger
Lighted bookshelf & others
Desks, office chairs, entertainment center
Honeywell room purifier
Hoover & Shark vacuums
Floor fans, high end luggage pieces, travel items



MANY-QUALITY-ELECTRONICS-RELATED



Sitting/Stand up adjustable computer stand
Numerous flat screen monitors/TV's, Dell monitors
Commercial printer & presentation projector
Keyboards & towers

Yamaha & Sony receivers
Boxes of cords & related plug-ins
Many mystery electronic components, electrical engineering books & much more



BOB, JEREMY & ASSOCIATES
Bob Janzen, Auctioneer/Realtor - Lic. #01-14, Jeremy Janzen, Auctioneer/Realtor - Lic. #01-10, Bill Mohs Lic. #180503,
Dallas Smith - Lic. #01-41, Dan Masloski - Lic. #02-111, Jeff Manley - Lic. #18-339 and Noah Janzen Lic. #01-114
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