

Aitkin Real Estate & Personal Property Auction

10% Buyer's Premium on Personal Property starting at 11:00 a.m.
6% Buyer's Premium on Real Estate selling at 12:00 p.m.

Rodney Bose

3 bedroom Home in
Aitkin with 24x30 shed

2026 JANZEN AUCTION

Friday, May 29th • 11 a.m. • Real Estate 12 p.m.

Property Address: 602 5th St NW, Aitkin 56431 **Legal Description:** Lots 11 & 12 BLK 38 Hungerfords Addition to Aitkin **Parcel ID:** 56-1-047100 Aitkin County/City of Aitkin • **MLS#:** 7063753

Real Estate: This is a wonderful opportunity to own this **3 bedroom 1 bath home in the heart Aitkin**. The property sits on a quiet dead-end street, the home has newer steel roof and comes with a **24x40 pole shed** with concrete floor. Modern upgraded kitchen, large back deck & screened in gazebo to enjoy the summer evenings. This would make a great starter home or rental property! A MUST SEE!

Sellers Note: The time has come for me to sell my home; therefore I will be offering the following real estate & personal property for public auction

Auctioneers Note: Janzen Auctioneers would like to thank Rodney for the opportunity to conduct his auction. Be certain to attend and bring a friend. Thank you in advance, *Janzen Auctioneers*

AUCTION STARTS at 11 a.m.

REAL ESTATE at 12 p.m.

Contact Janzen Auctioneers for more real estate information.

**Rodney Bose Real Estate & Personal Property Auction
Christala Culhane (Attorney in Fact)**

Real Estate Terms: \$10,000 down non-refundable certified earnest money due the day of the auction, accompanied with a bank letter showing proof of funds. This property is being sold AS IS without contingencies, which includes but is not limited to the condition of the home or out buildings, or any property lines. Real Estate is to be sold on Friday May 29th at 12:00 PM. The closing will take place within 30-40 days from the Auction day. There will be a 6% buyer's premium added to the final accepted high bid creating the contract price. **Example** \$100,000 x 6% = \$6,000 equaling the contract price of \$106,000. Real Estate sale subject to the seller's confirmation. All remaining personal property will stay with the home.



PERSONAL-PROPERTY

GARAGE-TOOLS-&-RELATED



Large upright Snap On toolbox on wheels



Craftsman 30-gallon 6 HP air compressor on wheels
Performax benchtop drill press



Ryobi 10 inch portable table saw on stand
Performax benchtop bandsaw



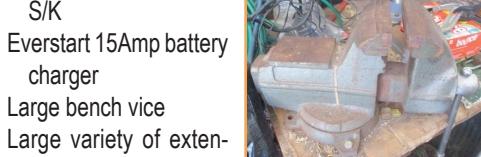
Performax compound miter saw w/dust collector
Craftsman 16 inch scroll saw on stand



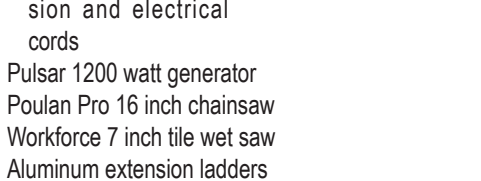
Craftsman 10 inch direct drive band saw
Craftsman 1 1/4 HP router on table



Large Craftsman socket set up to 2 inch
Shopcraft 10 inch 1 3/4 inch table saw



70,000 BTU reddy heater & smaller milkhouse heater



Large variety of mechanic & construction hand tools many Matco & S/K



Everstart 15Amp battery charger



Large bench vice



Large variety of extension and electrical cords



Pulsar 1200 watt generator



Poulan Pro 16 inch chainsaw



Workforce 7 inch tile wet saw



Aluminum extension ladders

HOUSEHOLD-&-RELATED

Variety of upholstered household furniture

Flatscreen television

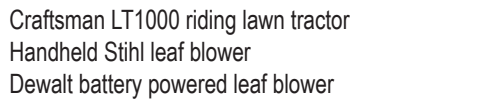
Normal kitchenware's



LAWN-&-GARDEN



DR Pro 24 walk behind snowblower w/windshield & electric start



Craftsman LT1000 riding lawn tractor
Handheld Stihl leaf blower



Dewalt battery powered leaf blower



Smaller electric powered tiller

Long handled lawn & garden tools

Large variety of flowerpots

Weber flat top gas grill

Newer charcoal grill



Patio table & numerous chairs

ITEMS-OF-INTEREST



(2) Large barn cupola's



White enamel top table (very nice condition)
Antique one & two man crosscut saws



Collectible ringer/washer machine

Cream cans & decorative yard art

Ice cream table w/ wrought iron chairs

Collectible metal watering can

Metal advertising tins

Metal radio flyer wagon

Steel wagon wheels & pitcher pump

Aquaview fish camera

Variety of crocks & shoulder jugs

Collectible metal fan

Kerosene lamp



BOB, JEREMY & ASSOCIATES

Bob Janzen, Auctioneer/Realtor - Lic. #01-14, Jeremy Janzen, Auctioneer/Realtor - Lic. #01-10,
Dallas Smith - Lic. #01-41, Dan Masloski - Lic. #02-111, Jeff Manley - Lic. #18-339 and Noah Janzen

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