

Hill City on Hill Lake Real Estate & Personal Property Auction

10% Buyer's Premium on Personal Property starting at 10:30 a.m.
3% Buyer's Premium on 2024 GMC Sierra X31 pickup truck
5% Buyer's Premium on Real Estate selling at 12:30 p.m.

3 bedroom 2 1/2 bath
home with 660 feet of
shoreline on Hill Lake

2026 JANZEN AUCTION

Sunday, October 11th • 10:30 a.m. • Real Estate 12:30 p.m.

Property Address: 602 Summit Ave. NE, Hill City, MN 55748 **Legal Description:** Unplatted Part of Lot 7 as in Doc 452831 **Aikin County Parcel ID:** 57-0-000101 • **MLS#:** 7138134

Real Estate: A wonderful opportunity to own this one of kind "Sand Point" property situated on beautiful Hill Lake. This park like setting nestled on 3.2 private acres, features gorgeous views, 660 feet of sand shoreline with 150 feet of maintained sand beach. Nicely manicured lawn with apple & pear trees and dense forest making up 1/3 of the lot. Enjoy this spacious 2500 square foot 3 bedroom 2 1/2 bath home w/extra finished sleeping quarters in the full finished basement. Large Granite gas fireplace to take away the morning or evening chill and some knotty pine finish for the up north cabin feel. Spacious rooms with many windows of natural light and views of the lake from nearly anywhere in the home. Externally the property features 150 lineal feet of wrap around deck, a 32x40 three stall pole shed, a 24x36 detached three car garage, 15x22 open storage shed and 16x16 garden shed for all your storage needs. Some of the amenities include a 14KW propane backup generator, 3 zone underground sprinkler system, new 50 FT roll in dock, new dishwasher, refrigerator & washer/dryer. This property is hooked up to city sewer & water with a fire hydrant within 100 yards of the front door. Don't miss this opportunity on this first time offering of this beautiful Hill Lake Property. Set up your showing now!

AUCTION STARTS at 10:30 a.m.

REAL ESTATE at 12:30 p.m.

Contact Janzen Auctioneers for more real estate information.

Eugene Goad (Owner)

Online bidding available at janzenauctions.hibid.com



Auctioneer's Note: Janzen Auctioneers would like to thank Eugene for the opportunity to conduct his Auction. This is a beautiful piece of Real Estate and a first ever offering on this parcel! This is a clean quality Auction. Be certain to attend and bring a friend. Thank you in advance, *Janzen Auctioneers*

Seller's Note: I have enjoyed this property for many years, hosting friends & family, but the time has come for me to sell and therefore I will be offering the following for public Auction. .

Real Estate Terms: If you are the successful bidder, required is a \$30,000 non-refundable certified earnest money check due the day of the auction, accompanied by a financial institution letter/statement showing proof of funds. A standard MN purchase agreement will be filled out and signed on auction day. This property is being sold **AS IS** without contingencies, which includes but is not limited to the condition of the home, the outbuildings or any property lines. Real Estate to be sold on Sunday October 11th at 12:30 p.m. The closing will take place within 30-40 days of the Auction Day. There will be a 5% buyer's premium added to the final accepted high bid creating the contract price. **Example:** 600,000 x 5% is \$30,000 creating the contract price of \$630,000. Real Estate sale subject to the seller's confirmation. Any remaining personal property not sold on the auction will stay with the property. Contact Janzen Auctioneers for Real Estate Questions.



PERSONAL-PROPERTY

LIKE-NEW-TRUCK



2024 Loaded GMC Sierra X31 crew cab pickup, 5.3 L V8, 4WD, leather seats, tonneau cover & carpeted 5 1/2 ft. box w/ only 13,420 miles, one owner, immaculate condition! (3% Buyer's Premium on pickup truck)

LAWN-&GARDEN



Gravely ZT 52 HD zero turn riding lawn tractor, powered by a Kawasaki FR691V 23 HP engine, 307 hours
Powerhorse 3100 PSI pressure washer
Yard Machine 4 HP trimming mower
Jonsered CS 2245 chainsaw
Smaller earthquake garden tiller
EGO battery operated weed trimmer
Long handled lawn & garden tools
Numerous T posts
Garden hose & snow fence
Yard pump sprayers
Numerous cement landscape edgers
Plastic water line

TRAILER

18 ft. Bravo V-Nose tandem axle enclosed trailer, no title, full of contents to be sold like a storage locker and all as one unit



ITEMS-OF-INTEREST



NIB front load gas washer & dryer
2012 Ford service van no title, running status unknown
Honda 750 Four Windjammer motorcycle for parts or restoration, no title
Antique hay forks
Variety of dry split & cut firewood



2005 Yamaha Kodiak 450 four-wheeler, 4WD, camo in color, w/winch, odometer reads 835 miles very clean



2019 Polaris Sportsman four-wheeler 570 EFI, 4WD, with winch, 1135 miles excellent condition

GARAGE-RELATED



Set of movable scaffolding w/3 aluminum planks on wheels
Ryobi compound miter saw
Ryobi 6 in. bench grinder
Cen-Tech multi-purpose battery charger & air compressor
Corded hammer drill
Ridgid palm sander & router NIB
Craftsman router in plastic case
Craftsman radial arm saw
Wagner paint sprayer
Plastic folding saw-horses
Construction & mechanic hand tools



Ryobi band saw
Chicago Electric 90-amp flux wire welder in box
Receiver hitch hoist
Wood bar clamps, adjustable C clamps
Craftsman bench-top toolboxes & other toolboxes



BOATING-PACKAGES-&-RELATED



2002 Alumacraft V14 aluminum fishing boat on Yacht Club trailer and Tohatsu fuel injected 20 HP OB motor (clean fishing package)
Mercury 15 HP OB motor on engine stand
(2) Nissan 9.8 HP OB motor on engine stand
Motor stands on wheels



1987 Customized Sea Nymph 16 ft. aluminum boat on easy loader Shore Lander trailer & 40 HP Mercury oil injected OB w/cover. Some customizations include raised transom, hidden anchor, light storage, gas tank storage & rod lockers (great fishing package)



SPORTING-GOODS



Nice assortment of fishing rods & reels
Folding aluminum ATV ramps
Minnkota trolling motors
Tackle & tackle boxes
Cannon down riggers & lead weights
Fillet knives
Landing nets, minnow buckets & boat cushions
Variety of coolers
Older fishing electronics

HOUSEHOLD FURNITURE & HOUSEHOLD ITEMS

Clean selection of household furniture
Dishes, kitchen knives, storage containers & much more

MANY UNLISTED ITEMS!

Hardware & hardware organizers
Large assortment of gas cans some OB motor cans
Rope, tie downs & ratchet straps
Fiberglass & wooden step ladders
Electrical cords
Painting supplies
Nice assortment of lubes & oils



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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