

Glen/Aitkin Area Real Estate & Personal Property Auction

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

Dooley

**Bunk House in Aitkin
with 30x48 pole shed**

2026 JANZEN AUCTION

Saturday, June 6th • 10 a.m. • Real Estate 12 p.m.

Property Address: TBD 293rd Street Aitkin MN 56431 **Legal Description:** Lot 1 Blk 2 Gaylard Westerlund 4th addition, Clear Lake back lot, PID 09-1-105400 Glen Township
Parcel ID: 09-1-105400 Glen Township • **MLS#:** 7073082 **Directions:** From Glen MN head north on Hwy. 47 for approximately 1.5 miles then right on the north Clear Lake road or 292nd Street then left on 293rd Street or from Aitkin head south on Hwy. 47 for 13 miles to the north Clear Lake Road. (Watch for Signs)

Real Estate: This is a wonderful opportunity to own this **1.3-acre Clear Lake back lot** in the heart of Aitkin County. Nestled in the towering pines this property features a **30x48 pole shed** with power & water on a concrete slab. Two overhead doors for easy access in & out. Also included is an **8x10 bunk house**. This property would make for a great building site, extra storage property or a great camping lot for your up north retreat. Close to many area great fishing lakes, snowmobile/ATV trails & public hunting areas. Don't miss your chance on this great opportunity!

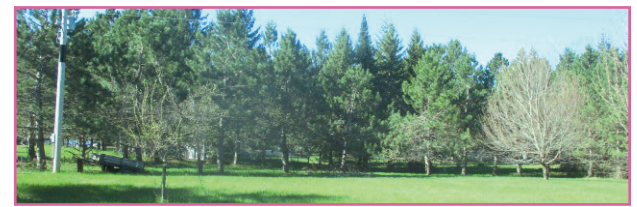
AUCTION STARTS at 10 a.m.

REAL ESTATE at 12 p.m.

Contact Janzen Auctioneers for more real estate information.

**Tim Dooley Real Estate (Brandi Dooley Administrator)
& Ray, Lyla & Tim Dooley Personal Property**

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 outbuildings, or any property lines. Real Estate is to be sold on Saturday, June 6th at 12:00 p.m. 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:** \$120,000 x 6% = \$7,200 equaling the contract price of \$127,200. Real Estate sale subject to the seller's confirmation. All remaining personal property will stay with the property.



PERSONAL-PROPERTY

COLLECTOR-VEHICLE



1929 Model A Car completely restored in Immaculate Condition, This Car has won many awards over years and is car show ready!



Older Ford F650 tow truck for restoration (not running at time of pictures) and other tow truck



Nice variety of collectible Tonka toys

ITEMS-OF-INTEREST



Phillips 66 Porcelain sign
Large Standard Oil embossed porcelain sign

Local Burman Resort boats-minnows collectible sign



Collectible John Deere lawn tractor parts
Older John Deere Narrow front tractor & JD tractor parts



LAWN & GARDEN

Large Variety of John Deere Riding Lawn Tractors Some Restored Highly Collectible



John Deere GT245 riding lawn tractor
John Deere 240 riding lawn tractor



John Deere E120 riding lawn tractor
John Deere 140 riding lawn tractor



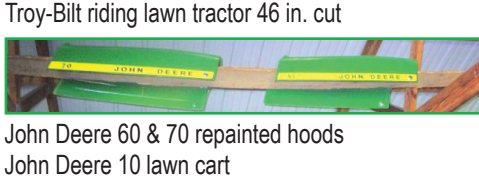
John Deere LX 178 riding lawn tractor
John Deere 112 riding lawn tractor restored & painted



John Deere 70 riding lawn tractor restored & painted (no motor)
Troy-Bilt riding lawn tractor 46 in. cut



Toro 6.5 HP trimming mower w/bagger
Yard Machine 3.5 HP trimming mower
MTD Gold 21 in. snowblower w/electric start
Troy-Bilt 21 in. snowblower
7 ft. yard windmill



John Deere 60 & 70 repainted hoods
John Deere 10 lawn cart
John Deere painted 4 wheel lawn wagon w/large tires
Gas & electric weed trimmers



ATV

2005 Honda Rancher ATV



GARAGE-TOOLS & RELATED



Power Pro large upright air compressor 5 HP
Craftsman 6 HP 30 gallon upright air compressor on wheels
Sears Craftsman 5 HP 20 gallon air compressor on wheels
Craftsman 12 in. band saw on stand
Lincoln electric 225 AC arc welder
Craftsman 8 in. 3 speed bench top drill press
Numerous corded hand power tools
Large variety of construction & mechanics hand tools



US General tool cabinet on wheels (like new condition)
Clarke premium bench top toolbox & many other toolboxes
Craftsman 10 in. portable table saw on stand (newer style)
3 ton floor jack
Router & router table
Large leg vise
Battery chargers
Nice variety of extension cords



Plus Many Unlisted Items.

Be certain to attend & bring a friend. Thank you in advance!

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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