

QUALITY FISH HOOK RIVER HOME

Another
Jokela
Auction

AUCTION

Take HWY #71 North to Y Steak House, go right on Eagle Pointe Drive to
14438 Eagle Pointe Drive • Park Rapids, MN

CAN'T MAKE THE AUCTION?
We Accept Absentee & Phone Bids
Call or Email us for details.

Saturday, June 22, 2019

AUCTION STARTS AT 11AM

Real Estate Sells at 1PM

LUNCH AVAILABLE

Auctioneer's Note: As Don & Char are moving closer to their children and grandchildren, they will sell their beautiful river/lake home, deck boat and quality personal property.



Fish Hook River Home: Beautiful split-level walk-out style home on the Fish Hook River with 150' shoreline on .43 ± acres, conveniently located at the north edge of Park Rapids.

This very well-kept home features: Living-room with knotty pine vaulted ceiling & sliding glass door to large riverside deck. Kitchen/dining-room, hickory hardwood floor & sliding glass door to the large riverside deck. Formal Dining-room with bay window and view of river. Large master bedroom with full bath, garden tub, balcony & attached Study. Also included upstairs is a guest bedroom and full bath. Downstairs features a large walk-out family room with fireplace, full bath, laundry room, workshop & mechanical room. Also, an attached 24'x24' two car garage w/door openers. This property features perfect elevation to the Fish Hook River and access to Fish Hook Lake. This beautiful river home is perfectly located at the north edge of Park Rapids, just minutes from downtown and will be sold with all major appliances, including washer and dryer, boat dock also included!

Open House: Wednesday June 12th 5-7pm & Saturday June 15th 10am – Noon • Call now! View web or call Jokela Auctions for more info, 218-280-9796

TERMS & CONDITIONS OF REAL ESTATE AUCTION: \$10,000.00 down payment day of auction. The successful bidder shall enter into a non-contingent "As Is" purchase agreement on the day of auction prepared by David L. Veo Realty, Broker and pay non-revocable down payment to be held in escrow. The balance will be due at closing, approximately 45 days. The seller will furnish marketable title to said property. The Real Estate will be considered sold when all parties have signed the purchase agreement. Bidding

increases will be in such increments at the sole discretion of the auctioneer. Property is not subject to prior sale and is sold "As Is with All Faults". All announcements made by the auctioneer take precedence over any previous advertising or oral statements. Jokela Auction Co. and David L. Veo Realty represent the seller in this transaction. 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 re-

sponsibility to confirm all calculations prior to the auction. All information contained in this brochure was derived from sources believed to be correct but is not guaranteed. Jokela Auction Co. & David L. Veo Realty are not responsible for errors or omissions. BUYERS PREMIUM: A 5% Buyers Premium will be added over and above the high bid. This will equal the contract price.

GODFREY DECK BOAT

22ft. Hurricane Fun Deck, deck boat, by Godfrey with Mercury 125HP OB motor, canopy, potty, storage cover, Trailmaster trailer & all the accessories! Lowe Line 12' aluminum fishing boat;



GUNS & SPORTS

Older 12ga. double barrel shotgun; Crossman CO2 pellet gun; Daisy pump pellet gun; Gun cabinet; Weider exercise machine; Water & snow skis; Water toys; Fishing pole & tackle;

SHOP AND TOOLS

Craftsman 12" table saw; Craftsman 9" radial arm saw; Craftsman 6" planer/jointer; Porter-Cable 135 psi air compressor; Pro-Tech 5-speed drill press; Craftsman router; Craftsman electric reciprocating saw; Craftsman 3/8" electric drill; Skilsaws, Jig saws; B&D 6" bench grinder; B&D cordless drills; Various air tools; Electric hand sanders; (2) Extension ladders; 2-Ton hydraulic floor jack; Sears 15/30/100 amp battery charger; 2-wheel trailer w/steel floor;

OUTDOOR ITEMS

Dana Point swivel rocker set, 4 chairs, glass top table & cover; Rocker chairs, Lounge & swing set; Assorted outdoor chairs, solar lights, tiki torches, gas grill, charcoal smoker, turkey fryer;

ARTWORK

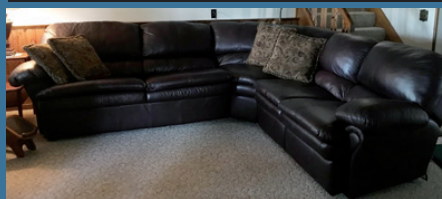
Les Kouba "Full Moon Guests" 672/5000; Terry Redlin "Evening Harvest" 185/960; Jim Hansel "Wake Up Call"; Daniel Pierce "Deer Lake";

LAWN & GARDEN

John Deere L-110 riding mower, 17.5hp, 42" deck, hydrostatic transmission & rear bagger; Husqvarna 8 1/2 hp snowblower w/27" auger, electric start; Brute power washer, 4.75 hp, 2000psi; Mantis tiller/cultivator w/edge attachment; Stihl 16" chainsaw; Remington telescoping electric pole saw; B&D electric hedge trimmer; 4-wheel garden cart; Red Jacket water pump w/intake hose & several water hoses; Snow scoops & shovels, many long handle tools;



QUALITY FURNITURE • HOUSEHOLD • ANTIQUES



Large leather sectional w/folding bed & (2) recliners; Brown leather recliner chair; Concordia college chair; Quality bedroom set w/dresser & wardrobe; 42" wooden dinette set w/4 chairs & 2 leaves; Computer desk w/top; Wicker chair & mirror; Lamp & end tables; Hotpoint refrigerator; Crosley upright freezer; Curved glass china hutch; Fainting couch; Oak commode; Oak china hutch; Fancy oak hall tree; Oak dining table, 4 chairs & 6 leaves; Treadle sewing machine w/attachments; Large amount of Coca-Cola collectables including table, chairs, bottle cases & more; Spoon collection w/rack; Wooden egg crate; Steamer trunks; Boyd's bear collection; English wall clock; Lots of collectable glassware;

Don & Char Nelson, owners



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TERMS: No property to be removed unless settled for on day of auction. Bank letter of credit must accompany all personal and company checks, except those issued from local financial institutions. Not responsible for accidents. All guarantees are between buyer and seller. All items are sold as is, where is. While descriptions are believed correct, the Auction Company makes no guarantees as to the genuineness, authenticity or defect of any item and will not be held responsible for advertising discrepancy or inaccuracies. The auctioneer has the sole discretion of selling auxiliary components as a unit or separate. Buyer is responsible for any items immediately after making bidding purchase. Sales tax if applicable, no buyers premium.