

REAL ESTATE & ESTATE AUCTION



Saturday, October 29, 2022 • 10:00 a.m.

**Located at 6591 31st Ave SE,
St. Cloud, MN 56304**

Take Me Home Country Road

This three bedroom rambler on 6.64 acres is located just a short distance from St. Cloud and could be your new home. It has a handicapped walk-in tub, central air, natural gas heat plus well, septic, and a large backyard with a storage shed, too. With Mr. Coleman's passing we need to sell the real estate and personal property at auction.

Previews:

Sunday, Oct 16th 10:00 – 11:30 a.m.

Monday, Oct 17th 5-7 p.m.

Sunday, Oct 23rd 2-4 p.m.

Terms on Real Estate Auction:

- \$10,000 non-refundable down payment at auction
- Balance due and closing on or before Nov. 18, 2022
- Property sold with estate confirmation in "AS IS" condition
- Homestead taxes of \$2,400 prorated to closing
- 10% buyer's premium added to the high bid to equal the contract price
- Broker participation invited; call Col Frank for details



SPECIAL ITEMS

- 2019 John Deere 1025R with H120 deck, weights, and loader (142 HRS)
- '03 Yamaha Kodiak 450 4 X 4 with 700 HRS
- '02 Honda Eagle 2 X 4, 4-wheeler
- Astra semi-auto .380 pistol
- Ruger GP100 pistol
- Sig Sauer 1911 pellet gun
- Swiss Army pellet gun
- Ruger .22 cal rifle
- Browning automatic B80 shotgun (Gold Trigger)
- Mossberg 12 ga. pump shotgun
- Rio Grande 410 ga. shotgun (replica Rossi level action)
- Replica Tommy gun no S/N
- Receiver hitch handicap chair transport (unused)

FURNITURE AND HOUSEHOLD

- Leather full-size couch and matching armchair
- Leather recliner and matching couch
- Queen size bedroom set
- Adjustable single hospital bed
- 70" Sony flat screen TV
- Chest freezer and small bar fridge
- Microwave and Ninja counter oven
- Small appliances, cookware, and dishes
- Pioneer disc player, VCR-DVD player
- Concord Reel-to-Reel and Marantz amp
- 2) desks, 2) computers, monitors, and drives
- Lots of misc. household and decorations

GARAGE AND YARD ITEMS

- New picnic table
- Weber Spirit grill
- Smoker and older grill
- Upright air compressor (unused)
- Wet-Dry Vacuum (unused)
- Stack-On roller tool box
- 10" Power miter box
- 2) Aluminum extension ladders
- 6' Fiberglass step ladder
- Garden hose on reel
- Yard and garden tools
- Hand tools, wrenches, drivers
- Gas cans, floor jack, ratchet straps
- Ryobi bench grinder and battery drill
- Power cables and extension cords
- Lots of Misc. tools and garage items



Auctioneer's Note:

To help settle the estate, we are auctioning some new and like-new personal property as well as the real estate. Please preview and get your financing lined up to purchase this home in the country.
—Col Frank and Peg

MICHAEL J. COLEMAN ESTATE

Any and all announcements made on the day of the auction supersede all printed auction marketing materials.



For more information or to view many more photos online:



BlackDiamondAuctions.com

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