

LIVE ONSITE WITH ONLINE BIDDING

Outstanding, Miltona / Browerville / Rose City, MN Area
Real Estate, Collectible Vehicle, Gas Pump & Farm Support

Beautiful Farm Site
and Land Sells at
10:00 A.M.

Farm Equipment
& Support Items

Collectible
Vehicles

AUCTION

Gas Pumps &
Collectibles

Located 14.5 miles west of Browerville, MN
or 8.5 miles east of Miltona, MN on County Tar #14, being (1/2) mile south of Rose City on #14 to farm #15655.
Follow the Mid-American Auction Co. signs; roads will be plainly marked.

Friday, October 4, 2024

Sale Time: 10:00 A.M.

Lunch Available

Beautiful 169.27 Acre +/- Farm
Sells in 5 Parcels at Auction Onsite at 10:00 A.M.



NOTE: This beautiful farm will sell in (5) parcels: including building site with character, tillable crop land, hunting and recreational land. Great location with tar roads leading to several Central Minnesota communities, close to lakes and recreational areas. This auction presents a rare opportunity for buyers to purchase from one, up to five individual parcels, making it affordable to fit individual needs. For real estate booklet including: maps, photos, full terms and conditions, including a cashier's check on all individual parcels, please phone our broker: Steve Hansen of Remax Results at 320-241-0905 or Mid-American Auction Co. at 320-760-2979 or see online at: www.midamericanauctioninc.com. If you have been planning a move to the country or are in need of additional crop land, please attend one of the real estate inspection dates, review all terms and conditions, and make plans to be a successful bidder on this unique property.

BUYER'S NOTE: Property taxes due and payable in 2024 paid by sellers. A 2% Buyer's Premium will apply, 2% Broker's Participation. See complete terms and conditions for both.

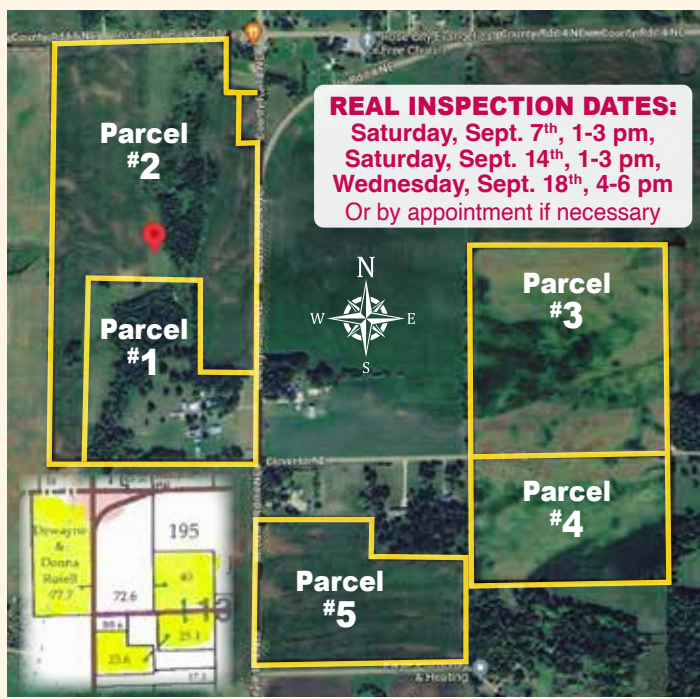
PARCEL #1: Great 4 bedroom, 1+ bath, 2300 sq. ft. two-story farm home, main floor laundry, nice size kitchen, living room, sewing room, large main floor bedroom, 3 upper level bedrooms, basement with 1/2 bath, fruit cellar, access from basement to breezeway, off-peak electric main heating source with fuel oil back-up. Appliances stay including: electric range, refrigerator freezer, washer, dryer, and chest freezer. Breezeway to 24 X 24 ft. attached garage with 2 roll-up 9 ft. doors and openers. Septic system has been inspected and found compliant. Current system replaced in 2015. Plus: nice 32' X 54' tile dairy barn with various leans and additions, (2) silos, 30 X 40 ft. colored steel storage shed, cemented, 16 ft. roll-up door with opener, service door, 10 ft. side walls, 40 X 54 ft. +/- steel machine storage shed, 17.5 & 1.5 sliding doors, service door, 20 X 24 ft. shop building, cemented, roll-up door, 20 X 45' hay shed, chicken coop, (2) 5-ring grain storage bins and other miscellaneous out-buildings, and drilled well updated in 2009. All situated on approx. 19 acres, partially wooded, balance hay ground, pasture and hunting/recreational land. Stormy Creek running through property. Asphalt circular driveway. Located on good tar road. Gorgeous yard with mature trees and park-like setting.

PARCEL #2: 58.45 Acres +/- with 37.35 acres +/- tillable, balance good hunting and low land. Stormy Creek runs through property. Contains one building eligibility, includes lots 4-7 Rose City.

PARCEL #3: Located 3/4 miles east of building site on Clover Lane (north side), 40 acres +/- with 38.27 acres +/- tillable. Contains (2) building eligibilities, Sect 13 Spruce Hill TWP, Douglas Co., MN. Parcel ID #57-0093-000.

PARCEL #4: Located .2 miles east of main building site on Clover Lane, 25.18 acres +/- with 22.74 acres +/- tillable, just south of Parcel #3. Contains 1 building eligibility, Parcel ID #57-0094-000, Spruce Hill TWP, Douglas Co., MN.

PARCEL #5: Located just south of main building site on County 14, 25.64 Acres +/- with 24.37 acres +/- tillable. Contains 1 building eligibility, Parcel ID #57-0095-200, Sect. 13, TWP 130, Range 36, Spruce Hill TWP., Douglas Co., MN.



REAL INSPECTION DATES:
Saturday, Sept. 7th, 1-3 pm,
Saturday, Sept. 14th, 1-3 pm,
Wednesday, Sept. 18th, 4-6 pm
Or by appointment if necessary

Collectible Vehicles,
Tractors, Cycle &
Related Items

The following vehicles are all in running condition. See videos of collector cars available online at midamericanauctioninc.com, then find the Rosell auction.

Beautiful Blue 1929 Ford Model A Roadster, Convertible Top with Side Curtains, Side Mount Spare Tire and Wheel, Rumble Seat, Luggage

Carrier, Approx. 2000 Miles on Rebuilt Engine, Pioneer Plates, Titled and Ready Transfer, VIN #A2616408. (Looks and Runs Great)

1929 Ford Model AA Gas Truck, Hi Lo, Running Condition, Approx. 300 Gallon 3 Compartment Tank and Side Can Carriers, Pioneer Plates, Few Miles on Engine Overhaul, 1938 Gas Delivery Receipt, Titled and Ready for Transfer, Stored Under Cover, VIN #A798551

1926 Ford Model T 4-Door Sedan, Rebuilt Engine and Transmission, Replaced Water Pump-Mag and Other Updates, Spare Tire and Wheel, Repainted at Some Point, Upholstery Redone, Original Floor Boards, Pioneer Plates, VIN #13397511. (DeWayne was the 2nd owner and has owned it for many years)

1918 Case Model 1527 Tractor on Steel, Long Traction Lugs on Rear Wheels, Rubber Parade Rims Over Front Steel Rims, Belt Pulley, SN #28170. (Has not been started but engine is free

and has been stored inside)

1980 Yamaha QT 50 Moped Motor Bike, SN #3L5224334, (Running Condition)

Model A and T Parts Radiator Shells

1916 Appleton 1-15D Belt-Driven Silo Filler, Restored, Stored Inside, (Has Original Bill of Sale 8 of 1916)

Shop Built Tractor made by Harvey Danielson, Has Fairbanks Morse 6 H.P. Gas Engine, SN # on Engine 634710

Two-Wheel Trailer made from Model A Pickup Bed

Ford Tractor,
Machinery & Farm
Support Items

Nice 1953 Ford Model 8N Tractor, 3-Point, Front Bumper Hitch, 11.2 X 28 Tires, PTO, Sells with Paulson Trip Bucket Loader, Manure Bucket with Gravel Plate
Ford Model 501 3-Point Sickle Mower
MN Model 135 PTO Manure Spreader
MN 4-Wheel Wagon and Rack
3-Point V Type Snowblower 8-Ft. Spring-Tooth Shop Built 3-Point Bale Mover Front Snow Plow Threshing Machine, Stored Outside

NOTE: This has been an iconic landmark farm owned by the Rosell family for 71 years. Now due to the passing of DeWayne, the family has decided to sell the farm and all of the following personal property at auction. Mid-American Auction Co. is honored to be selected to conduct this huge auction event. DeWayne was well known throughout Central Minnesota and beyond for his love of life and passion for anything old and unique. He was a charter member of the Alexandria Vintage Auto Club as well as a main force behind the beginning of the Rose City Threshing Festival, often times driving one of his vehicles or Case 1527 in the parades. His farm was referenced by many when giving directions as the farm with the threshing machine and sign "Prepare To Meet Thy God" parked near the driveway. DeWayne also gave tours of his replica gas station on the farm, complete with talking service station attendant. If you have been searching for the perfect country property, tillable farm land or enjoy large unique auctions, please mark this date on your calendar and make plans now to attend this huge auction event. Online bidding provided on major items through Proxibid. Prior inspection of personal property welcome by appointment beginning Monday, September 9th, phone Barry at 651-402-6139. No drive in inspections please. Dates for real estate inspection listed elsewhere on this brochure. We will begin with real estate at 10:00 a.m., followed by miscellaneous and antique items. Major items (i.e.) gas pumps, vehicles, farm equipment will sell at approx. 12:00 noon. Thank you!

Can't make it to the auction! Bid live online! Visit: www.proxibid.com/MidAmerican



Gas Pumps, Gas Engines,
Signs, Antique & Collectibles

NOTE: Some pumps are displayed outdoors while others have been restored and are inside. Some pumps will be sold intact to prevent damage so buyers please bring applicable tools for removal.



Fairbanks Morse 6 H.P. Gas Engine, Oiler, Mounted on Steel Wheel Truck, SN #484085
John Deere Model 3 1.5 H.P. Gas Engine on Truck, SN #340632
(2) Delaval Model 17 Cream Separators



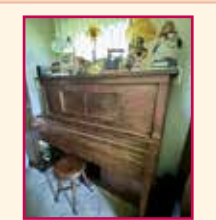
Lighted Clock with Top Advertising Bar
Mae West Outdoor Motor Table Top Cream Separator / Missing Bowl
Good Year Sign Service Station Mannequin
Champion Spark Plug Service Display
Greyhound Bus Sign Approx. 75 lb. Anvil
Interstate Battery Sign, (Painted Over)
28" X 29" Porcelain Single Side Phillips 66 Sign
Several Quart Oil Cans, Some with Contents, Includes: Phillips 66, Quaker State, Pennzoil, Surge, and More
Many Ornamental Iron Sculptures and Yard Ornaments, including Slush Scraper on Wheels believed to have dug the basement for the church in Rose City

Mobil Porcelain Double Sided #55 Pegasus Oil Sign, Approx. 41 In. X 6 Ft., I.R. 59
Wayne Lighted Visible Gas Pump with Original Tydol Globe
Tokheim 800-S Gas Pump with Dial Indicator Fill, Lighted, Red Crown Graphics, SN #474639, Man. 5-41
Wayne Lighted Visible Gas Pump with Reproduction Mobil Special Globe
Wayne Lighted Visible Gas Pump with Reproduction Mobil Globe, Mounted Price Bracket
Gilbert & Baker 5 Gallon Dial Indicator Gas Pump with Brass Nozzle, Believed to be a G&B 66
Wayne 10 Gallon Visible Hand Gas Pump with Skelly Replica Globe
Wayne 700-70C Gas Pump, Reproduction Mobil Globe, Lighted, Repainted, SN 84064BDR, (Nice Condition)
Gilbert & Baker #8 Gas Pump Brass Nozzles
Martin and Schwartz #80 Series 1-B Lighted Gas Pump, Repainted, SN #7399
Neptune Model E-855 Lighted Gas Pump, Repainted, SN #A274984
1965 +/- Wayne Round Lighted Double Side Gas Pump used by Mobil Oil
Small Hand Gas Pump Small Tuthill Gas Pump Gas Pump, Painted Wood Grain w/ Reproduction Globe
Lighted Phone Booth with Wood Box Wall Mount Phone
8" Mobil Pegasus Globe Old Popcorn Maker
Anco Wiper Blade Display Old Coke Cooler
US Royal Tire Sign Old Manual Tire Changer

Oil Display Service Cabinet
Peader Hand Water Pump
Unique Hand Operated Hedge Trimmer
Glass Butter Churns Unique Cistern Pump
Several Old Wrenches of All Types
Cary 24" X 23" X 36" High Combination Floor Safe
Wall Telephone Wrought Iron Bed Frame
Wooden Wall Phone Box with Cradle Phone
Wooden Children's Sleds
Pedal Knife Sharpener Pedal Grinder
Brass Torches Rose City Church Bench
Old Cash Register / Receipt Dispenser
Several Gas Lamps and Lanterns Can Cart
Hand Corn Sheller Old Wooden Rocker
Old Remington Chainsaw Cream Cans
Griswold Cast Pan Large Grain Scythe
Old Vertical Meat Saw Meat Grinders
Surge Milker Buckets Ornamental Windmill
Old Wooden House Posts Saw Blades
Wooden Wheels WW I Shell Casing
Wooden Bubble Up Soda Case Wood Planes
Nail Kegs Collectible Model Cars

Collectible Furniture, Pianos & Household Items

Player Piano with Several Rolls
Upright Piano converted from Player Piano
(2) Nice Piano / Organ Stools
Very Nice Victrola
Colonial Pendulum Grandfather's Clock
Smaller Knitting Machine
Brother Profile #55 Knitting Machine
(4) Treadle Sewing Machines Deacon's Bench
Several Treadle Sewing Machine Stands
Oak Frame Covered Sofa
Nice Steamer Trunk
Marble Top Night Stand
In-line School Desks from Douglas County Country School



Bedroom Set with Full Size Bed and Dressers
Double and Single Beds Miscellaneous Lamps
Miscellaneous Dressers Occasional Chairs
(2) Handicap Scooters HD Aluminum Walker
Kitchen Table and Chairs Misc. Chairs
China Hutch Cookware and Small Appliances
Duncan Phyfe Style Drop Leaf Table and Chairs
Nice Antique Pigeon Hole Writing Desk / China Hutch
Velvet Sofa Collectible Glassware
Recliners Several Older Books & Publications

Firearms

Very Nice Pre-1964 Winchester Model 94 30-30 Lever Action Rifle, SN #2313571
Sevens .410 Single Shot
Page-Lewis 22 LR Single Shot Bolt

Tools & Misc. Items

300 Gallon Fuel Barrel and Stand Live Traps
Older Horizontal Hack Saw Pipe Threaders
Old Tap and Die Set 10 Inch Table Saw
7-Drawer Craftsman Tool Chest Sickle Grinder
Squirrel Cage Fans Small Welding Table
Post Drill w/Electric Motor Milk House Sink
Schumacher 100/200 Booster Charger
(2) Portable Air Compressors
Belt/Vertical Sander Scrap Iron Pile
Forks & Shovels Wood Band Saw

DEWAYNE L. ROSELL TRUST, OWNERS
Barry Rosell, Trustee - Phone 651-402-6139 | 15655 Co. Rd. 14, Eagle Bend, MN

Visit midamericanauctioninc.com for more photos and information



MID-AMERICAN AUCTION CO., INC.

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Col. Scott Twardowski
AUCTIONEERS



TERMS: CASH or GOOD CHECK. No credit or debit cards. If credit is desired, make arrangements with your credit agent prior to sale. Out of area buyers please have letter of credit. Purchases in excess of \$5,000 must be accompanied with a bank letter of credit. Titles on all titled items will be processed once checks have cleared purchaser's bank. Everything sold as is, no warranties given or implied. Nothing removed until settlement has been made. While we believe everything stated hereon to be correct as to age and description, anything stated day of sale by owners or auctioneers will take precedence over all printed materials. Owners, auctioneers, clerks or their helpers are not responsible for accidents. All information stated hereon is provided by the owner, Mid-American Auction Co., Inc. makes no warranty as to its accuracy.

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