

# HENRY W MAKI ESTATE AUCTION

Live in Person, No Buyers Premium,  
No Online Bidding Auction!

19556 550th Avenue, Park Rapids, MN

Directions: From the Intersection of MN State Highway 34 and Becker County Highway 47 go South 4 miles to Becker County 42.

Then go East 1 Mile to 550th Ave., Go South on 550th Avenue to the Auction Site. Roads will be Marked!

**SATURDAY, APRIL 11, 9:31 AM**

Vehicles, Tractors & Firearms to be Sold at 12:01 PM - Real-Estate to be Sold at 1:01 PM  
Lunchwagon Provided by Wild Walleye

**AUCTIONEER'S NOTE:** This is a FOR SALE BY OWNER, Sam Rufer Personal Representative of Henry W. Maki Estate. NON-CONTINGENT, NON BROKERAGE, Live Real-Estate Auction. The "As-Is" purchase agreements will be prepared by an Attorney of the sellers choice. Closing will be conducted by All American Title Co. Perham, MN in 45 days or less. THE BUYER MUST HAVE PRE-APPROVED FINANCING TO PARTICIPATE IN THE LIVE AUCTION. Successful bidder will be required to pay a \$10,000 non-refundable, non-revocable down payment on each parcel purchased in the form of a GOOD CHECK or Money Order made out to All American Title Co.. Down payment to be held in escrow at All American Title Co., Perham MN. The balance will be due in full at closing in approximately 45 days or less. First half of the 2026 property taxes will be paid by the seller. Buyer is responsible for their portion of the closing cost as well as the Seller is responsible for their portion of closing costs. This property will be sold by its legal description only on a Quit Claim Deed will be provided at closing. Seller will provide marketable title to said property. The Real Estate will be considered "SOLD" when all parties have signed the purchase agreement at conclusion of the live auction. This property is not subject to prior sale and sold "AS-IS". 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 responsibility to confirm all calculations and property inspections prior to the auction. This property has not been inspected for mold, radon, lead or asbestos. All information contained in these terms are compiled by the seller and were derived from sources believed to be correct but is not guaranteed. All announcements made by the auctioneer take precedence over any previous advertising or oral statements. Perala Bros. Auctioneers will not be responsible for errors or omissions.



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*Auctioneers*  
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