

Please Note  
Separate Auction  
and Property  
Locations

# Outstanding Swanville / Flensburg, MN Area - REAL ESTATE -

Beautiful Heavily  
Wooded Parcel with  
Abundant Wildlife

# AUCTION

Great Location,  
Seclusion with Easy  
Access to Surrounding  
Communities

**AUCTION LOCATION:** As a matter of convenience the auction will be held in the comfort of the Swanville Senior Center, 305 Degraff Ave., Swanville, MN.

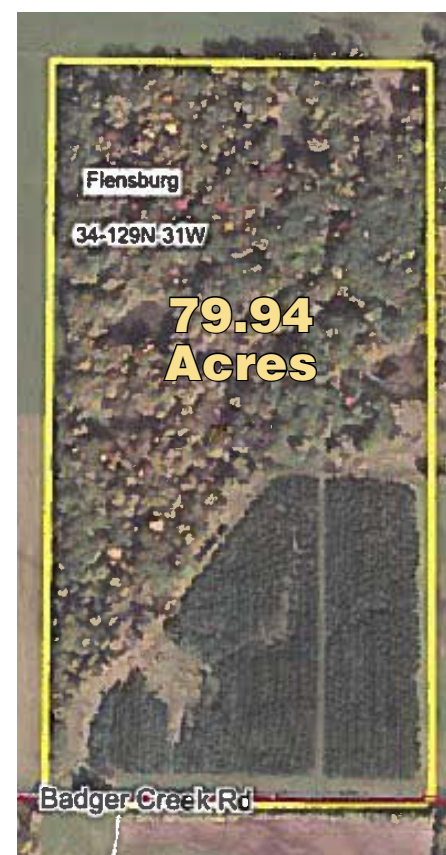
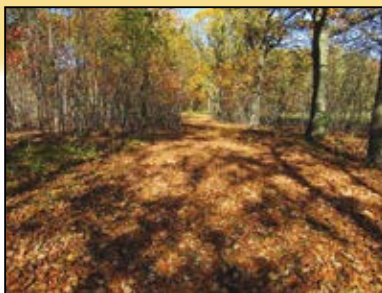
**PROPERTY LOCATION:** 4 miles east of Swanville, MN on County Tar #12, then 1.2 miles north on 50th Ave., then 4/10 mile west on Badger Creek Road; or being 8 miles west of Little Falls, MN or 16 miles east of Long Prairie, MN on MN State 27, then 1.7 miles south to Flensburg, MN, then from Flensburg, 6/10ths mile south on 60th Ave, then 1.5 miles west and south on Darling Road and 50th Ave., then 4/10th mile west on Badger Creek Road to property. Real estate signs will be posted.

Please Carefully  
Review All Terms  
and Conditions

## FRIDAY, NOVEMBER 26, 2021

**SALE TIME:  
1:00 P.M.**

### 79.94 Acres +/- of Beautiful Wooded Hunting and Recreational Land Will Sell at Auction



This is one of the most beautiful pristine properties offered for sale in this area for many years. This property has not been for sale since being purchased by Mr. Lehrke's father in the 1930's presenting a rare opportunity to purchase property of this caliber in Central Minnesota. The property features outstanding wooded land featuring mature red and white oaks, birch and other species. Includes several ponds and nice trails. Abundant wildlife including deer, wild turkeys, grouse and more. Great location with two accesses to this property off Badger Creek Road.



**Income Generating Forestry Program:** Another great feature is a 23.77 acre +/- managed forestry plot with a 15 year old stand of pines. This forestry plot generates an income of approximately 2900.00 yearly which will mature after 15 years beginning with 2022 and ending 9-30-36. The CRP agreement contains certain management requirements by future owners. For a booklet containing restrictions and management requirements, please phone Steve Hansen at 320-241-0905. If the new owners would like to opt out of this program a penalty of approximately 725.00 will be assessed and new owners will be removed from program. This parcel contains one building eligibility.

If you have been searching for a unique building site, recreational or hunting land, this is one of the most beautiful parcels you will find. We strongly urge you to attend one of the real estate inspection dates and enjoy in person this unique property.

**Legal Description:** West 1/2 of SE 1/4 Sect. 34, TWP 129, R-31, Culdrum Township, Morrison County MN 79.94 Acres +/- . Parcel ID #36.0001.00.

**Terms and Conditions:** All potential bidders must have in their possession on auction day a non-refundable cashier's check made to themselves in the amount of \$30,000. An additional \$80,000.00 will be due upon closing on or before December 30th, 2021 with the balance due in full May 1, 2022 with a simple interest rate of 4.5% from time of closing December 30th, 2021 to May 1st, 2022. Possession will be upon closing. Potential buyers should attend the real estate inspections and inspect this property carefully prior to bidding and review all local, county, state and federal regulations regarding the intended use of this property to ensure it meets their requirements for future use and enjoyment. All buyers shall be asked to enter into an As-Is Purchase Agreement with all aspects of this property selling as is, including but not limited to: known or unknown septic systems, wells, acreage, refuse or debris, building sizes or condition and any other aspects affecting this property. All addendums made auction day will supersede any and all previously written or oral information. If you wish to review purchase agreements or other important documents or have further questions, please contact our broker Steve Hansen of Remax Results at 320-241-0905. Please review auction location, terms and conditions of this auction prior to bidding including requirement of cashier's check day of auction. Steve Hansen and/or Remax Results and Mid-American Auction Co., Inc. are representing the sellers in this transaction.

**Taxes:** Property taxes due and payable in the year 2021 will be paid by sellers, taxes due and payable in 2022 and beyond will be the responsibility of the buyer. Current 2021 taxes are approx. 1346.00. Classification of this parcel may change from agricultural to recreational in the year 2022 which will adjust tax rate.

**Broker's Participation:** A 2% broker's participation will be paid to a broker representing a client who successfully closes on this property in the allotted time and abides by all requirements set forth by auction company. Potential buyers who have contacted auction company or their representatives prior to disclosure by brokers are exempt as well as brokers themselves or their business associates. Brokers must be in attendance auction day as well as accompany their client to closings. Broker represented clients must be registered with the auction company 48 hours prior to auction.

**Buyer's Note:** A 2% Buyer's Premium will be added to the final bid to achieve full contract price. (i.e.) 100,000 + 2% = 102,000.00, etc. This property sells subject to owner's confirmation.



### REAL ESTATE INSPECTION DATES:

Tuesday, Nov. 2, 1-2:30 p.m.,  
Friday, Nov. 12, 1-2:30 p.m.  
Or by Appointment if Necessary.  
No unsupervised inspections  
or random drive ins please.



## William Jr & Coreen Lehrke, OWNERS

**MID-AMERICAN AUCTION CO., INC.**

**COLS. AL WESSEL** - LIC. NO. 77-60  
PH. 320-547-2206 (Sale Day: 320-760-2979)



**KEVIN WINTER** - LIC. NO. 77-18  
PH. 320-352-3803 (Sale Day: 320-760-1593), AUCTIONEERS



**STEVE HANSEN**  
PH. 320-241-0905, REMAX RESULTS

**MID-AMERICAN AUCTION COMPANY, INC.**

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