

Outstanding, Long Prairie/Swanville, MN Area

LIVE ONSITE REAL ESTATE

AUCTION

Located approximately 7.5 miles east of Long Prairie, MN or 4.7 miles west of Swanville, MN on County Road #12, then 1/10th mile north on 309th Ave. to #21653.

Follow the Mid-American Auction Co. signs; roads will be plainly marked.

FRIDAY, APRIL 5, 2024

**Beautiful 39.69 Acre +/-
Country Estate**

SELLS AT AUCTION AT 10:30 A.M.



Col. Al Wessel, Lic. No 77-60
Ph: 320-547-2206 | (Sale Day: 320-760-2979)

Col. Kevin Winter, Lic. No 77-18
Ph: 320-352-3803 | (Sale Day: 320-760-1593)

Steve Hansen,
Remax Results | Ph: 320-241-0905

Col. Frank Roering,
Ph: 320-290-8490

Col. Scott Twardowski

Robert J. Meyer & I. Elaine Meyer Trust, owners
Barb Logas, Trustee

Property Features:

This will be a rare opportunity to purchase a great country property with nice home and support buildings. This property features a 3-bedroom 2+ bath home with large kitchen and dining area with appliances included, living room, 3 nice size main floor bedrooms, main floor laundry with washer and dryer included, 2 full main floor baths, nice entryway with access to full basement, 200 amp electrical service, propane forced air furnace with electric back up, central AC and lots of storage. Home has maintenance free exterior, gutters and down spouts, breezeway to 1200 sq. ft. +/- attached heated garage and shop area with bath in shop, nice work benches and storage cabinets, 3 roll-up doors, 10 ft. interior height. Home and garage have steel roof added in 2022, good 24 x 80 ft. +/- steel-cemented cold storage building with 4 roll-up and 2 service doors. 12 X 16 ft. hoop building with roll-up and service doors, 11 ft. x 20 ft. hoop building with end zip doors, 12 x 19 ft. hoop building with end roll-up doors, plus other miscellaneous out-buildings. 50 Ft. drilled well, septic system has been inspected and found compliant.





Approx. Room Sizes:

Kitchen: 15 x 13.4

Living room: 17.1 X 13.4

Bedroom #1: 14.8 X 13.4 • Bedroom # 2: 14.6 X 13.4 • Bedroom #3: 12.3 X 13.4

Bath #1: 9 X 8.2 • Bath #2: 10 x 5.2

Beautiful elevated yard with nice trees, full length asphalt driveway, great location just off County Road 12, within easy driving distance of many popular Central Minnesota lakes and communities. All situated on 39.69 acres +/- with 30+ acres tillable farmland, small amount of wooded area. If you've been searching for just the right, affordable country home with great amenities, please make plans to attend a real estate inspection date and make this perfect property your very own. Please review all terms and conditions of this auction prior to bidding including the requirement of a cashier's check on auction day.

PARCEL # 040034100, SW ¼ of NW ¼ Section 33,
Township 129, Range 32, Bruce Township,
Todd County, MN.



Terms and Conditions: All potential buyers must have in their possession on auction day a non-refundable cashier's check made to themselves in the amount of 25,000.00 to be used as earnest monies with the balance due in full in approximately 40 days upon completion of necessary paperwork. Possession upon successful closing. This will be a cash sale with no contingencies offered, expressed or implied. The sale of this property will not be subject to appraisals or financing. All buyers will 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, refuse or debris, building sizes or condition, acreage or land conditions. While we have relied on what we believe to be reputable information sources, potential buyers should research and review all local, county, state and federal regulations, attend real estate inspections, and review this property for themselves prior to bidding regarding the intended use of this property to ensure it meets their requirements for future use and enjoyment. 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 all terms and conditions of auction carefully prior to bidding, including requirement of cashier's check on auction day. *Thank you.*

Buyer's Note: A 2% Buyer's Premium will be added to the final bid to achieve full contract price, (i.e.) $200,000.00 + 2\% = 204,000.00$, etc. This property sells subject to seller's confirmation. Mid-American Auction Co., Inc. and Steve Hansen of Remax Results represent the sellers in this transaction.

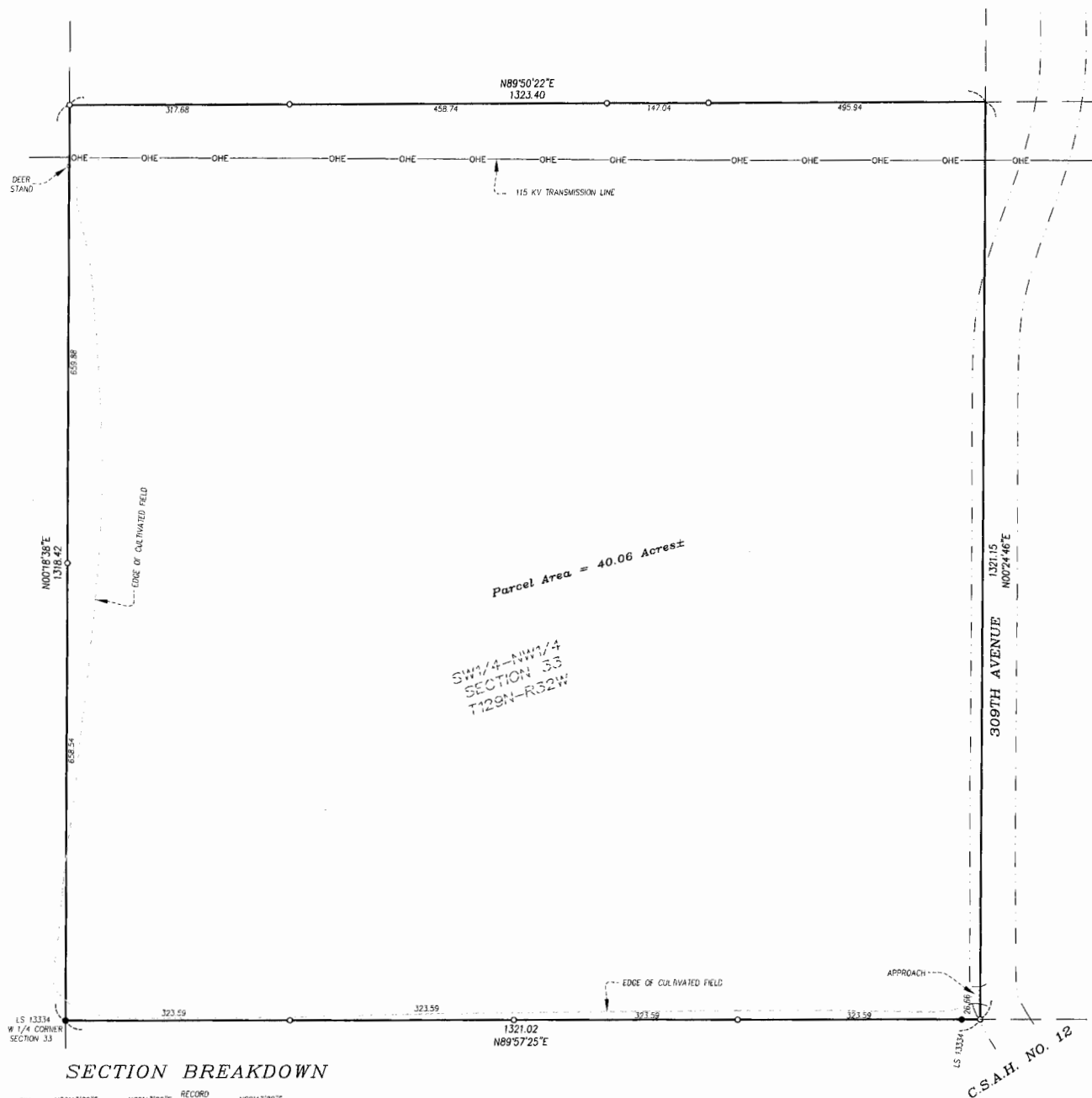
Broker's Participation: A 2% Broker's Participation will be paid to a broker represented client who successfully closes on this property within the allotted time and abides by all requirements set forth by auction company. Potential buyers who have contacted auction company or their representatives, or attended a real estate inspection 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 clients to closings. Broker represented clients must be registered with auction company 48 hours prior to the auction.

Property Taxes: Property taxes due and payable in the year 2024 are less than 1500.00. Sellers will pay first half of taxes due in 2024 with the second half taxes in 2024 and beyond the responsibility of buyers.

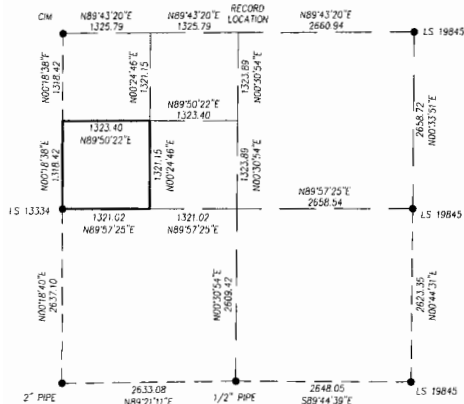


CERTIFICATE OF SURVEY

STOECKEL-JAHNER SURVEYING FILE NO. 7654



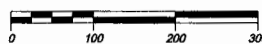
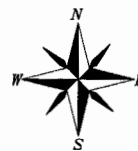
SECTION BREAKDOWN



LEGEND

- 1/2" PIPE SET
MARKED LS 44493
- IRON MONUMENT FOUND

NOTE: A Title Opinion and/or Title Commitment were not provided for the benefit of this survey. Easements may exist which are not shown herein.



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

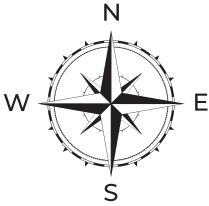
44493 License No. 07-15-21 Date

**STOECKEL
JAHNER**
SURVEYING INC.

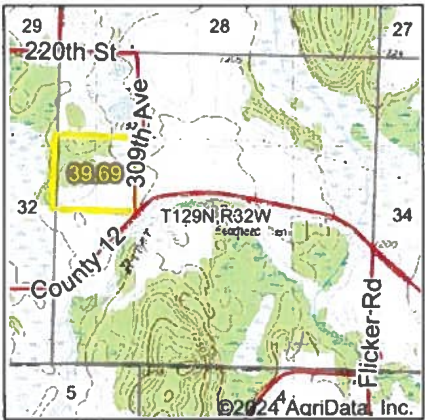
PREPARED FOR: **BOB MEYER**
MARK F. JAHNER - LICENSE NO. 44493
1206 3rd Avenue East P.O. Box 355 Alexandria, MN 56308
Phone 320-763-6855 Fax 320-763-6311
Website: mnsurveying.com Email: mark@stoeckeljahner.com

SEC. TWP. RANG: 33-129-32
DATE: 07-14-21
DRAWN BY: JN
CHECKED BY: MFJ
FILE NUMBER: 7654

Wetlands Map:

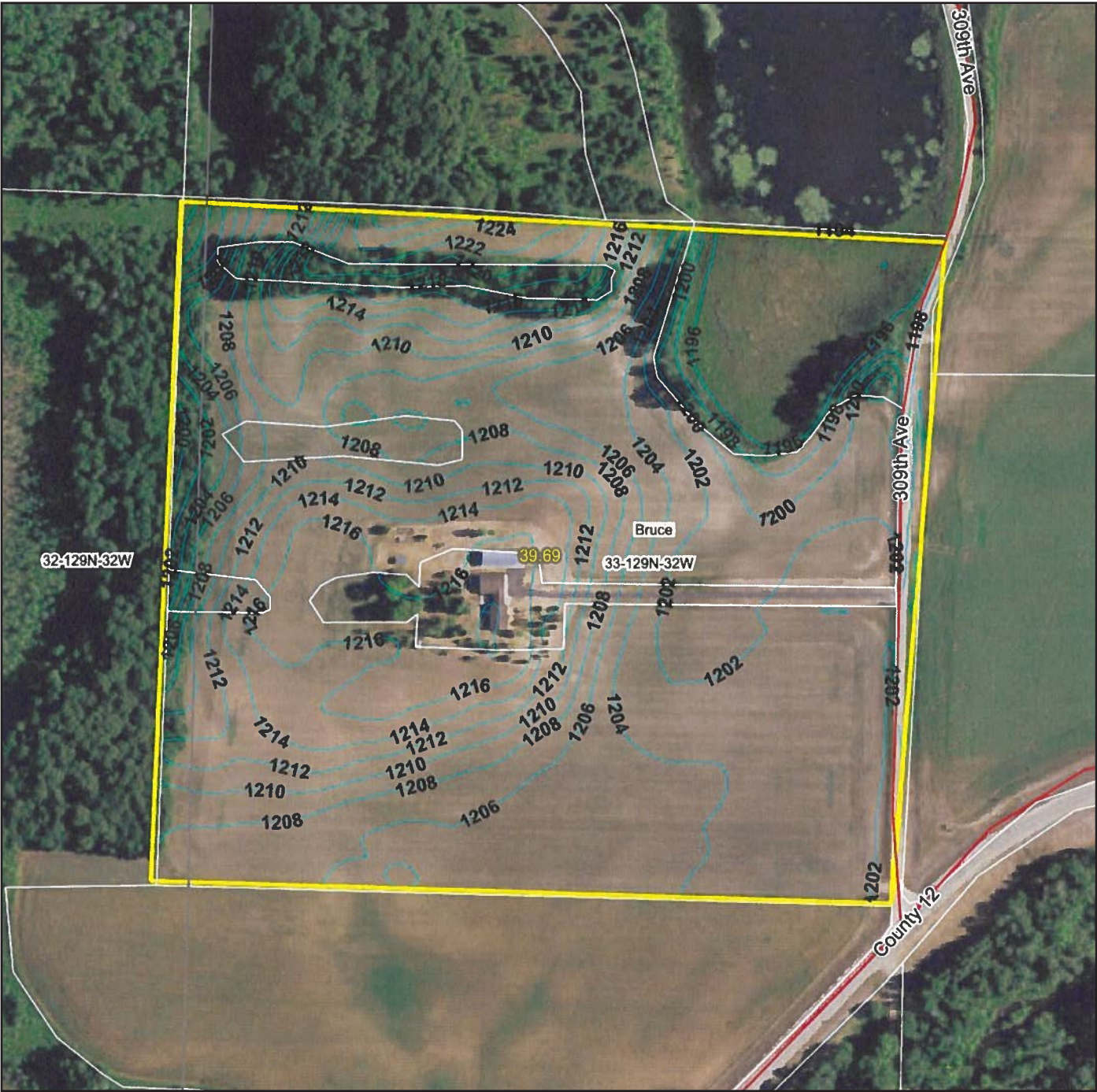


Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	2.94
PUBH	Freshwater Pond	0.00
Total Acres		2.94



State: **Minnesota**
Location: **33-129N-32W**
County: **Todd**
Township: **Bruce**
Date: **2/7/2024**

Topography Contours Map:



Source: USGS 10 meter dem
Interval(ft): 2.0
Min: 1,195.2
Max: 1,225.9
Range: 30.7
Average: 1,207.0
Standard Deviation: 6.36 ft

0ft 291ft 582ft

N
W E
S

2/7/2024

33-129N-32W
Todd County
Minnesota

Boundary Center: 45° 56' 31.8, -94° 43' 44.13

Auction Address:

21653 309TH AVE., BURTRUM, MINNESOTA

REAL ESTATE **INSPECTION DATES:**



**SATURDAY, MARCH 16TH,
and SATURDAY, MARCH 23RD,
FROM 1-2 PM,
*or by appointment if necessary.***



Also Selling: Clean Vehicles, JD Compact Tractor, JD Lawn & Garden Tractors, Attachments, Huge Amount of Tools and Shop Items, Collectibles, Household and Miscellaneous Items.