

*Outstanding, Miltona / Browerville / Rose City, MN Area*

**Live Onsite Real Estate**

# **AUCTION**

Located: 8.5 miles east of Miltona, MN or 14.5 miles west of Browerville, MN on County Road #14, being ½ mile south of Rose City, MN on County 14. Signs will be posted.

## **Friday, October 4, 2024**



*Beautiful  
169.27 Acres +/-  
Will Sell at Auction  
in 5 Parcels*



**REAL ESTATE SELLING AT 10:00 A.M.**



**Col. Al Wessel**, Lic. No 77-60  
Ph: 320-760-2979

**Col. Kevin Winter**, Lic. No 77-18  
Ph: 320-760-1593

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

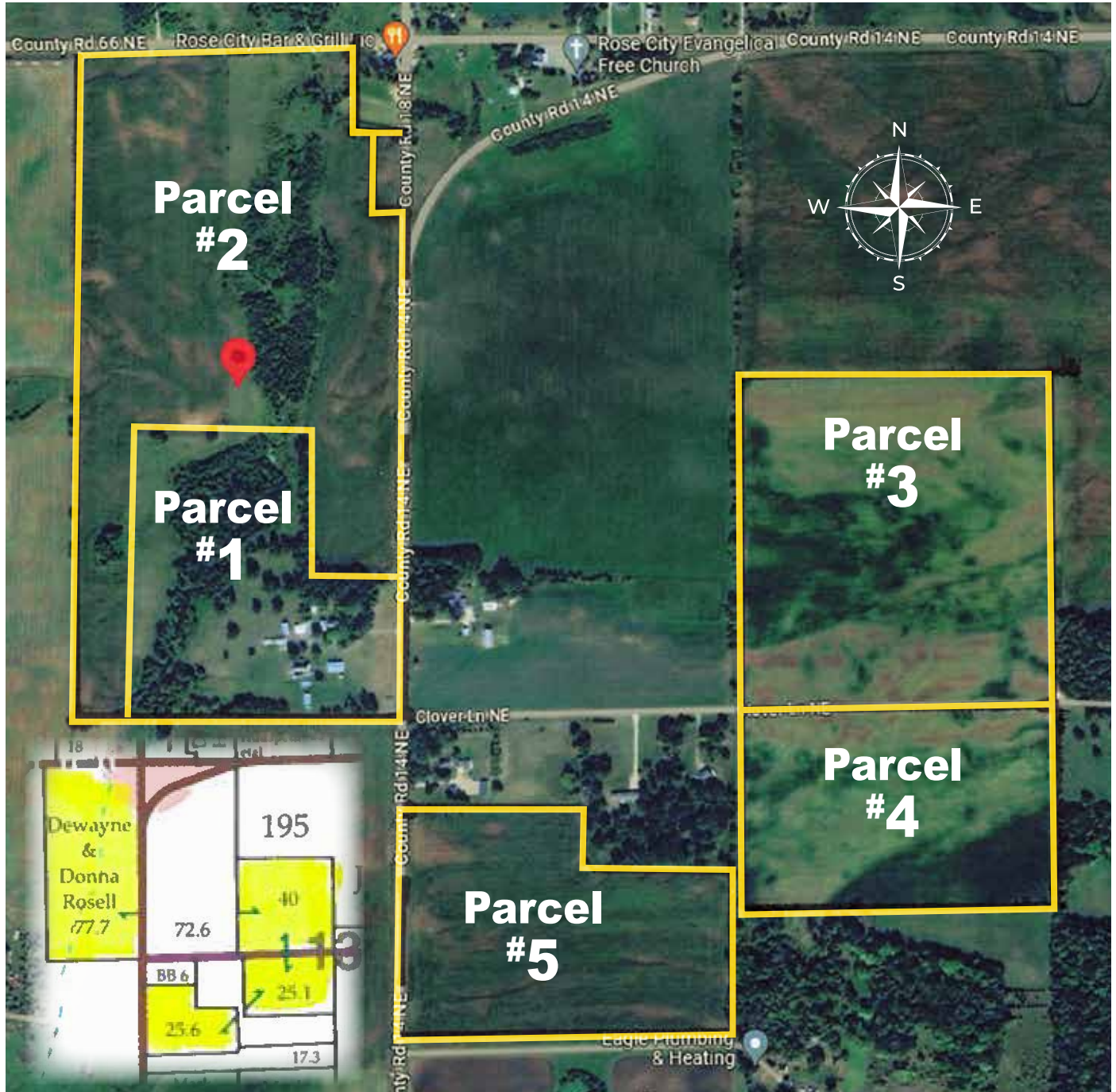
**Col. Frank Roering**,  
Ph: 320-290-8490  
**Col. Scott Twardowski**

**DeWayne L. Rosell Trust, Owners**

**Barry Rosell,  
Trustee**

# Maps:

Beautiful 169.27 Acres +/- will sell at auction in 5 parcels



**Auction Address:  
15655 County Rd. 14 NE, Eagle Bend, Minnesota**

## Note:

This will be a rare opportunity to purchase a farm that has been in continuous family ownership for 71 years. This property offers a great deal of character and is located in a great farming area with easy access to area lakes, recreational areas, several Central Minnesota communities and Interstate 94. This will be great opportunity for buyers to purchase from on up to 5 parcels, making it affordable for any buyer. Even though the Rosell family has enjoyed this property for generations, with the passing of their parents, family members do not live in the area and are ready to transition this property to new owners who will begin their own legacy. If you've been searching for just the right country property or would like to add additional cropland, we strongly urge you to make plans today to attend real estate inspections and see for yourselves this one-of-a kind opportunity. Please review all terms and conditions of this auction prior to bidding including the requirement of cashier's checks in various amounts on auction day.



## REAL ESTATE INSPECTION DATES:

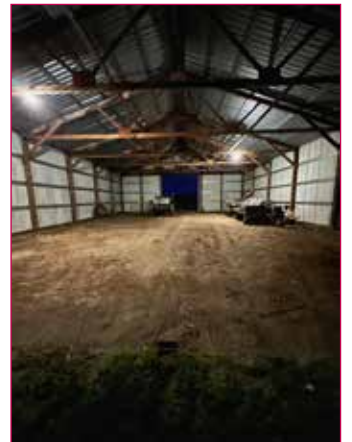
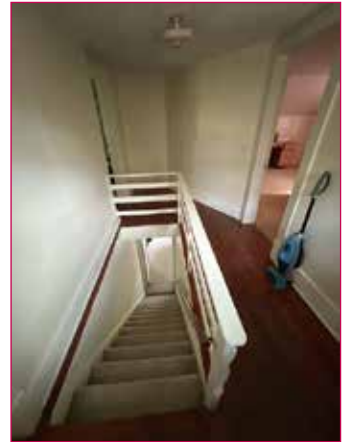
**SATURDAY, SEPTEMBER 7<sup>th</sup>, 1-3 PM,  
SATURDAY, SEPTEMBER 14<sup>th</sup>, 1-3 PM,  
WEDNESDAY, SEPTEMBER 18<sup>th</sup>, 4-6 PM,**  
*or by appointment if necessary.*

*If you are inspecting cropland parcels on your own,  
please be respectful of planted crops.*

## Parcel #1:

Great 4 bedroom 1+ bath 2300 +/- sq. ft. two-story farm home with main floor laundry, nice size kitchen, large dining and living areas, sewing room, one large main floor bedroom, and with 3 upper level bedrooms. Basement has stool and sink along with off-peak electric main heating source with fuel oil backup. All appliances stay including: electric range, refrigerator freezer, washer/dryer, microwave, and chest freezer. Additional access from basement to breezeway. 24 ft. X 24 ft. attached double garage with (2) 9-ft. roll-up doors and openers. Septic system has been inspected and found compliant. Current system replaced in 2015. Neat authentic replicated old time gas station, nice 32 ft. X 54 ft. tile dairy barn, hay loft, leans and additions. Plus (2) silos, (2) 5-ring grain bins, nice 30 ft. X 40 ft. colored steel shop/storage shed, cemented, 16 ft. roll-up door with opener - 10 ft. sidewalls, 40 ft. X 54 ft. +/- steel machine shed - 17.5 ft. and 12.5 ft. sliding end doors, service door, 20 X 24 ft. cemented shop building with roll-up door, 20 ft. X 45 ft. hay shed, chicken coop, hog barn and other miscellaneous out-buildings, 131 ft. drilled well with submersible pump. Well updated in 2009. All situated on approximately 20 acres, partially wooded, balance hay and pasture ground, with great hunting and recreational areas. Stormy Creek runs through this property. Asphalt circular driveway, gorgeous yard with mature trees and park-like setting. Parcel ID #57-0100-000. Sect 14, TWP 13, Range 36, Spruce Hill TWP, Douglas County, MN.





## **Parcel #2:**

58.45 Acres +/- with 37.35 acres +/- tillable, balance good hunting and recreational land. Stormy Creek runs through the property. Contains one (1) building eligibility. Bordered by County Tar #14 on the east and County Gravel #66 on the north. Sect 14, TWP 130, Range 36, Spruce TWP, Douglas Co., MN.

---



## **Parcel #3:**

Located approx. 2/10 mile east of the main building site on Clover Lane (north side). 40 Acres +/- with 38.27 acres +/- tillable. Contains two (2) building eligibilities. Sect. 13, TWP 130, Range 36, Spruce Hill TWP, Douglas Co., MN. Parcel ID #57-0093-000.

---



## **Parcel #4:**

Located across from Parcel #3 on Clover Lane. 25.18 Acres +/- with 22.74 acres +/- tillable. Contains one (1) building eligibility. Sect. 13, TWP 130, Range 35, Spruce Hill TWP, Douglas Co., MN. Parcel ID #57-0094.000.

---



## **Parcel #5:**

Located just south of main building site on east side of County Rd. #14. 25.64 Acres +/- with 24.37 acres +/- tillable. Contains one (1) building eligibility. Sect 13, TWP 130, Range 36, Spruce Hill TWP, Douglas Co., MN. Parcel ID #57-0095-2000.



## Terms & Conditions:

All potential buyers must have in their possession on auction day a non-refundable cashier's check made to themselves in the following amounts. Parcel #1: \$25,000.00, Parcel #2: \$15,000.00, Parcel #3: \$15,000.00, Parcel #4: \$10,000.00, Parcel #5: \$10,000.00 to be used as earnest monies, with the balance of purchase price due in full in approximately 40 days upon completion of necessary paperwork. Buyers will need separate checks for each parcel that buyers intend to purchase. If you are planning on purchasing all five parcels, five separate checks will be required. Possession as follows: possession of home and buildings upon successful closing in the 40 day time slot, possession of pasture land upon removal of any remaining livestock. Possession of parcels 2, 3, 4 and 5 upon removal of planted crops in the fall or by 11-1-24. Possession of hunting or recreational areas upon closing. This will be a cash sale with no contingencies of any kind offered, expressed or implied. The sale of this property will not be based upon financing, appraisals or inspections. 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 carefully research and review all local, county, state and federal regulations, attend real estate inspections, and review 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 information or have further questions, please contact our broker, Steve Hansen of Remax Results at 320-241-0905. Please review all terms and conditions of this auction carefully prior to bidding, including requirement of multiple cashier's checks on auction day.

Mid-American Auction Co., Inc. and Steve Hansen of Remax Results represent the sellers in this transaction.

**BUYERS PLEASE 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.

**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 on auction day as well as accompany their clients to closings. Broker represented clients must be registered with auction company 48 hours prior to auction.

**PROPERTY TAXES** due and payable in the year 2024 will be paid by sellers. Property taxes due in 2025 and beyond will be the responsibility of the buyers. Property taxes due in 2024 were: Parcel #1 and 2 combined: 1886.00, Parcel #3: 408.00, Parcel #4: 260.00, Parcel #5: 264.00. This in no way indicates taxes due in subsequent years.

## Auction Location:

**15655 COUNTY RD. 14 NE, EAGLE BEND, MN**

**Located: 8.5 miles east of Miliona, MN or 14.5 miles west of Browerville, MN on County Road #14, being ½ mile south of Rose City, MN on County 14. Signs will be posted.**



*Also selling immediately after real estate:  
Working and collectible cars, gas pumps and related  
memorabilia, collectible tractors, farm equipment, motor bike,  
huge amount of unique collectible and miscellaneous items.  
For complete listing see: [www.midamericanauctioninc.com](http://www.midamericanauctioninc.com).*



**DeWayne L. Rosell  
Trust, Owners  
Barry Rosell, Trustee**