

Outstanding, Becker/St. Cloud, MN Area
~ LIVE ONSITE – REAL ESTATE ~

AUCTION

Located 9 miles north of Becker, MN on County #11, then 1 mile east on County #16; or being 7 miles south of St. Cloud, MN on Highway #10, then 12 miles east on County #16, (signs will be posted).

Tuesday Afternoon, May 13, 2025
Real Estate Sells at 4:00 P.M.



Welcome to 5729 175th Avenue SE in Becker - located on 13+ acres with a 40' x 30' horse barn and a 48' x 32' 3-stall detached garage with heated shop area!

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

Col. Luke Schubert
Phone: 218-251-7610

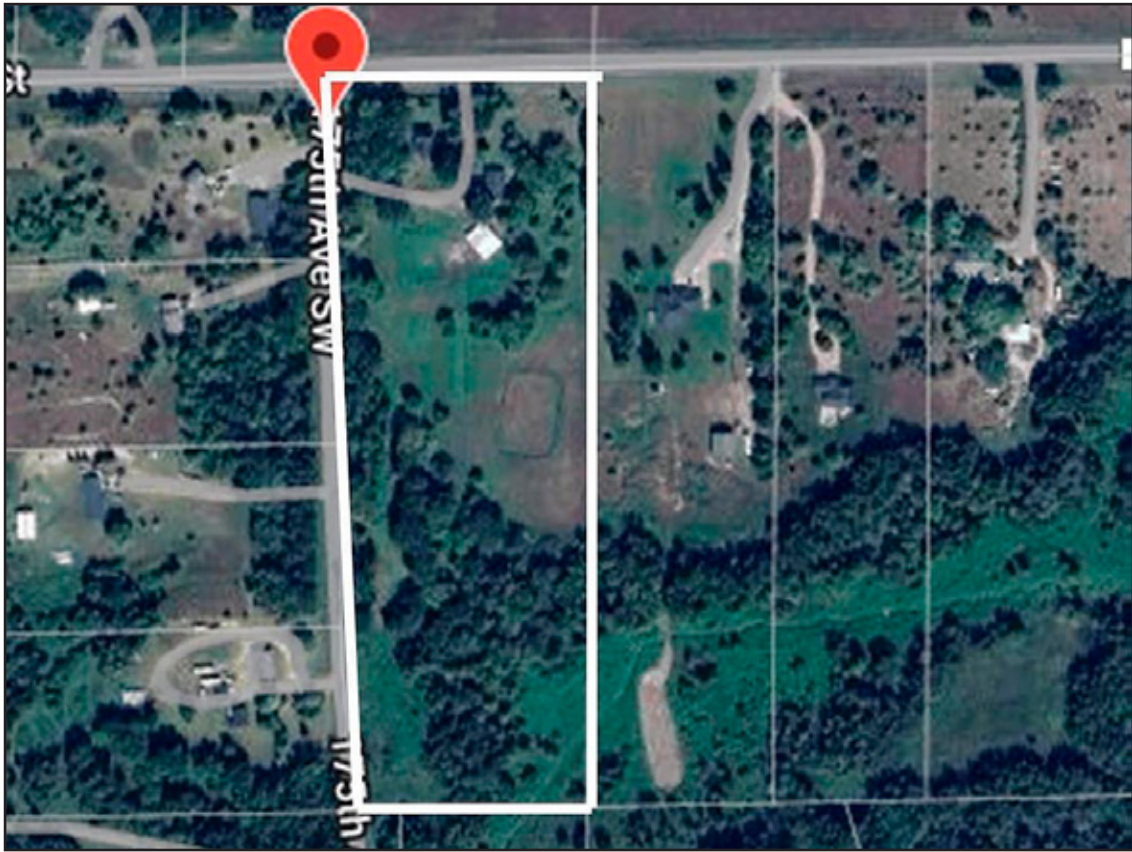


Col. Frank Roering
Phone: 320-290-8490

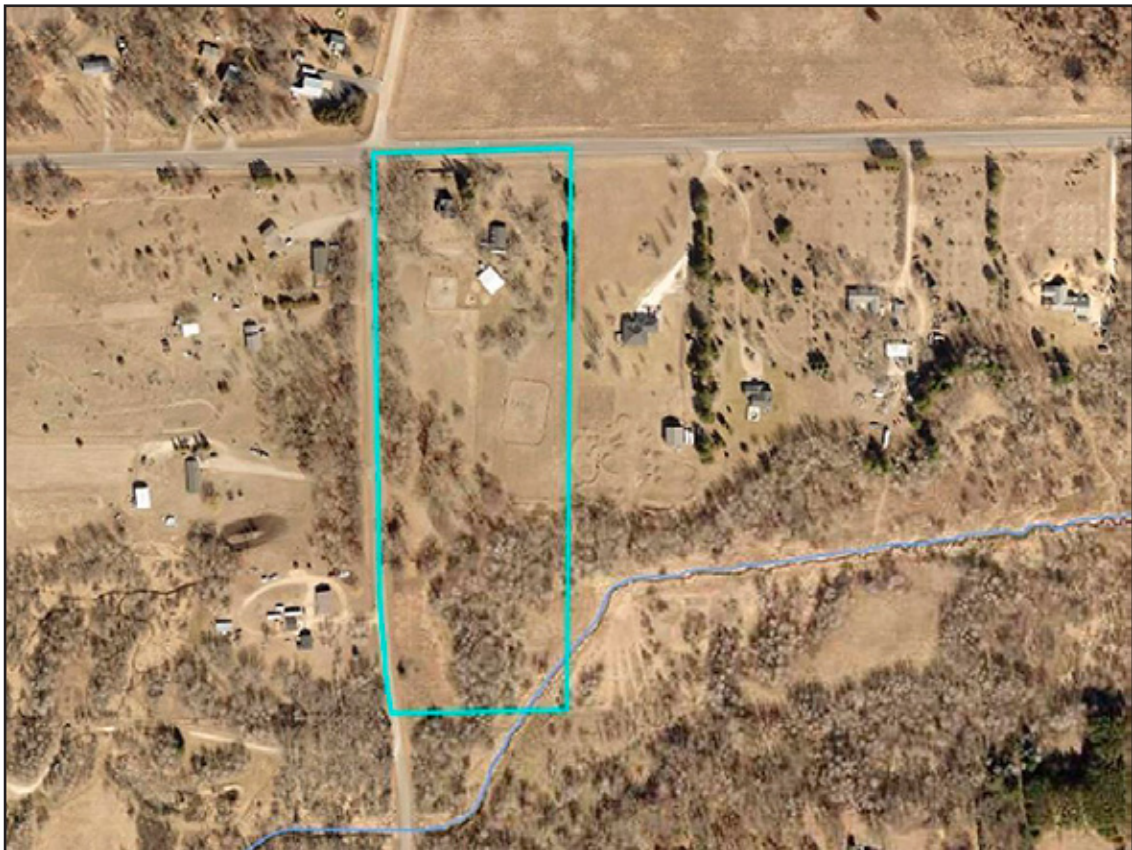
Steve Hansen, Remax Results
Phone: 320-241-0905

Edward Hauser, Owner

Aerial Maps:



13.84 +/- Acres





Back of the home featuring a covered front porch



40'x30' horse barn with a lean-to on both sides



32'x48' detached garage with heated shop area



Bright living room with gas fireplace



Main floor living room with lots of character

Beautiful Country Estate Sells at 4:00 PM

This property features an exceptional 3+ bedroom, 2 bath Victorian home with many interior and exterior updates, beautiful kitchen with stunning cabinetry, gas fireplace with oak mantle, screen and wraparound porches for enjoying summer evenings in the country, open stairways, wainscoting, leaded glass window, main floor ½ bath, upper level full bath, partially finished lower level with laundry and outside access, supplemental wood heater in lower level, built-in bookcases, large master bedroom with 2 smaller bedrooms on second level, second level office with updated laminate flooring and design ceiling - could be used as 4th bedroom, updated double pane flip-out windows, lots of closet storage, all appliances stay including water softener, washer/dryer, newer dishwasher, refrigerator freezer, 200 amp electrical service, 3.5 zone propane fired hot water recycling boiler with baseboard heating, nicely decorated exterior with 4 inch ship-lap siding. Roof on home and detached garage replaced approximately 5 years ago.

32 ft. X 48 ft. +/- detached 3 dormer garage with (2) 9 ft. X 8 ft. roll-up doors, south 21 ft. 6 inches, insulated and heated by suspended propane heater, 2 service doors, cemented kennel and 8 ft. X 8 ft. chicken coop next to this building. Roofing replaced approximately 5 years ago. Exterior same siding as house. Tar apron.

Nice colored steel 40 ft. X 30 ft. +/- with 10 ft. sidewall horse/livestock building, (2) 10 ft. X 40 ft. leans (one enclosed), 8 ft. X 9 ft. tack or storage room, 9 ft. X 10 ft. roll-up door, 10 ft. X 10 ft. sliding door, (3) service doors, wired for electric. Currently used as horse and storage facility.

Great 6 ft. 10 inch x 10 ft. mono slope she-shed, wired for electric and has baseboard electric heat, western glass exposure. Great for reading on a cold winter day.

This property situated on approximately 13.8 +/- acres, with beautiful level yard, mature trees, double access - both leading to blacktop roads. Becker School District. Great location with easy access to St. Cloud or Twin Cities Metro.

If you have been searching for just the right country property with beauty, character and charm, we strongly urge you to attend one or more of the scheduled inspections and discover personally the unique beauty of this property. Please note that real estate sells first at 4:00 p.m., followed by personal property.

Legal Description: Part of the NE ¼ of the NE ¼ Sect. 34, TWP. 35, North Range 28 West, Santiago Township, Sherburne County, MN.



Breakfast bar area in the kitchen



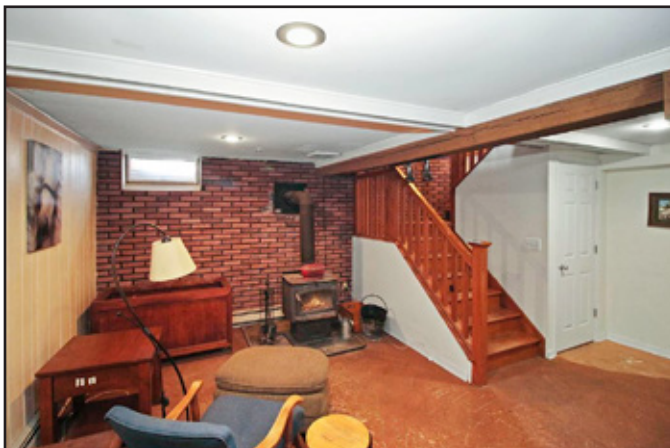
Large kitchen with hickory cabinets and lots of storage space!



Dining room with built-in corner cabinet and lots of natural light.



Tons of natural light in the dining area - and beautiful character



Lower level with a real wood burning heater



40' x 10' lean-to on both sides of the horse barn

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 \$40,000.00 to be used as earnest monies with the balance of purchase price due in full in 40 days upon completion of necessary paperwork. Possession upon successful 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 subject to 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. **(Special note:** Even though this property sells as is, sellers will obtain bids for replacement of septic system with monies escrowed by sellers to replace current system.) While we have relied on what we believe to be reputable informational 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 requirement 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 the requirement of a non-refundable cashier's check on auction day.

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

Buyers Please Note: A 3% Buyer's Premium will be added to the final bid to achieve full contract price. (i.e.) $\$200,000.00 + 3\% = 206,000.00$, 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 the 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: Property taxes due and payable in the year 2025: first half paid by sellers, second half property taxes due and payable in 2025 paid by buyers. Property taxes due and payable 2026 and beyond paid by buyers. Property taxes due and payable in 2025 are: 3764.00. This in no way indicates taxes due in subsequent years.



Separate exterior entrance direct to the lower level



Welcoming and inviting covered front porch



Spacious screened-in porch



Fenced



Your private getaway for your morning coffee or to read a book!



Hardyboard siding, vinyl maintenance free windows, and a couple year new roof!

Real Estate Inspection Dates:

**TUESDAY, APRIL 15th, 5-7 PM,
SATURDAY, APRIL 26th, 1-2 PM,
SATURDAY, MAY 3rd, 1-2 PM,
*or by appointment if necessary.***



Beautiful home with a 3+ stall garage!



40' x 30' horse barn with 40' x 10'
lean-to on both sides



Country living on 13.84 +/- acres with a beautiful home,
32' x 48' detached garage with heated shop area and 30' x 40' horse barn

AUCTION LOCATION: 5729 175th AVE., BECKER, MN

Also selling compact MFWD tractor, horse trailers, farm equipment, saddles and tack, outdoor equipment, household/collectibles, and much more. For complete listing see: www.midamericanauctioninc.com or phone Mid-American Auction Co., Inc. - Al Wessel at (320) 760-2979.