

Beautiful Sherburne Country Estate with Acreage Sells at 4:00 PM

Outstanding, Becker / St. Cloud, MN Area
LIVE ONSITE – REAL ESTATE & PERSONAL PROPERTY

Also Selling Tractor, Trailers and Personal Property

Great Location on Blacktop Roads

AUCTION

Please Review All Terms and Conditions

Located 9 miles north of Becker, MN on County Rd. #11, then 1 mile east on County Rd. #16; or being 7 miles southeast of St. Cloud, MN or 4 miles northwest of Clear Lake, MN on Hwy. 10, then 12 miles east on County Road #16. Follow the Mid-American Auction Co. signs; roads will be plainly marked.

Tuesday Afternoon, May 13, 2025

SALE TIME:
4:00 P.M.
Lunch Available

Outstanding Country Estate with Acreage Sells at Auction at 4:00 P.M.

This property includes a beautiful 3 bed 3 bath Victorian home, detached garage and horse/livestock barn with acreage. Home features nicely remodeled kitchen with light oak cabinetry, breakfast bar, wainscoting throughout, appliances stay including newer dishwasher, refrigerator/freezer, gas range, built-in oven, updated double pane insulated flip-out windows, 1/2 bath on main level, large main entry, very nice 21.3 X 19.3 formal living room with gorgeous ornate oak mantle gas fireplace with insert, laminate wood flooring. Living room leads to wonderful 17.10 X 10.6 screen porch for enjoying summer evenings in the country. Open stairways to upper and lower levels, built-in bookcase, leaded glass window leading to second level which includes 3 bedrooms, large 17.10 X 10.6 master bedroom, 2 smaller bedrooms, second level office with updated laminate flooring and design ceiling (could be used as 4th bedroom), sewing room, lots of built-in storage, 2nd level full bath with tile flooring, attic storage. Lower level is partially finished with supplemental wood heater and wood box, canned goods room, lower level laundry with electric dryer and auto washer staying, water softener, outside access to lower level, 200 amp electrical service, mechanical room, 3.5 zone propane fired hot water recycling boiler with baseboard heating. Nicely decorated exterior with 4 inch lap siding, roof on home and detached garage replaced approximately 5 years ago.



32 Ft. X 48 Ft. Tri-dormer detached cemented 3 stall garage, siding matches home, updated room approx. 5 years ago, (2) 9 ft. X 8 ft. roll-up doors, south 21 ft. 6 inches has been insulated and has hanging propane heater, 2 service doors, attached cemented kennel, 8 ft. X 8 ft. chicken coop behind this building.

6 Ft. 10 Inch x 10 Ft. mono slope "she shed" wired for electric and has baseboard heating, western sun exposure, great for reading a book on a winter's day.

Nice colored steel 30 ft. x 40 ft. +/- pole structure horse/livestock barn, 10 ft. side walls, (2) 10 ft. X 40 ft. leans (one enclosed) 9 ft. x 10 ft. roll up-door, 10 ft. X 10 ft. sliding door, 3 service doors, 8 ft. x 9 ft. tack room, wired for electric. This building used for horses and storage by the Hausers.

All situated on approximately 13.8 acres. Nice level yard with mature trees, bordered by two blacktop roads, in 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 of the real estate inspection dates and discover the unique beauty of this property for yourselves. Please note that the real estate sells first at 4:00 p.m.

Legal Description: The Part of the NE 1/4 of NE 1/4, Sect. 34, TWP 35, North Range 28 West, Santiago TWP, Sherburne Co., MN.

Please review all terms and conditions of this property including requirement of cashier's check on auction day. Selling price will include a 3% Buyer's Premium.



Real Estate Inspection Dates:



Tuesday, April 15th, 5 to 7 pm,
Saturday, April 26th, 1 to 2 pm,
Saturday, May 3rd, 1 to 2 pm,
Or by Appointment if Necessary

Horse Trailers, Tack, Livestock Equipment, Camping & Related Items

1991 Featherlite 7 Ft. X 26 Ft. Gooseneck 4-Horse Slant Tandem Axle Horse Trailer, 80 Inch Interior Height, Front Living Quarters, Gas Range, Restroom with Shower, Tack Compartments, Saddle Rack and Storage Compartment, Fold-Down Windows, (2) Spare Tires
(2) OrthoFlex Trail Saddles
(1) OrthoFlex English Saddle
Child's English Saddle
(2) Good Pack Saddles
Horse Blankets
Lead Ropes
Several Stock Tanks



1994 Al-Ray 6 Ft. X 18.5 Ft. Bumper Type Tandem Axle Horse or Stock Trailer, Center Gate with Full Swing Endgate with Slider, Has removable Steel Divider for Front Compartment, Rubber Floor Mats, Top Racks for Hay and Misc., (The Hausers hauled 4 horses comfortably)
Horseshoeing Equipment, including: Shoes, Shaper, Files, Nails
12-Ft. Interlocking Livestock Panel
Several 9-Ft. Interlocking Livestock Panels
Horse Packing Equipment
Camping Stoves and Camping Gear



NOTE: Mid-American Auction Co. is honored to be selected by Mr. Hauser to conduct this outstanding real estate and personal property auction. Ed has decided to downsize and move closer to his children and sell the following at auction. This auction features a beautiful Victorian home with several updates, horse/livestock barn, nice heated shop and garage or equipment storage building, and fenced acreage. Great location bordered by two blacktop roads. Please note that the real estate sells at 4:00 p.m., followed by listed personal property. Inspection times for real estate is listed elsewhere on this brochure with inspection of personal property as follows: Saturday, May 3rd, noon to 2 p.m., and Monday, May 12th, 10 a.m. to 4 p.m. No drive in inspections please. For complete brochure containing terms and conditions including requirement of cashier's check day of auction, please see midamericanauctioninc.com or phone our broker Steve Hansen of Remax Results at 320-241-0905. **Thank you!**

Compact Tractor, Machinery and Lawn & Garden Equipment

Branson Model 3510 (35 H.P.) MFWD 3 Cylinder Diesel Compact Tractor, ROPS, 3-Point, 540 PTO, Synchronesh Transmission, 12.4 X 24 Inch Rear Tires, Grille Guard, Joy Stick Controls, Sells with Branson All Hydraulic Loader, 59 Inch Material Bucket, Shows Just 700 One-Owner Hours, (Nice Unit)



Meteor 3-Point 5-Ft. PTO Snowblower, Manual Spout

NorthStar 22 Ton Vertical or Horizontal Hydraulic Wood Splitter on Ball Hitch Two-Wheel Transport, Honda Gas Engine



Kodiak 3-Point 6-Ft. Rotary Brush or Grass Mower

Hawklime 3-Point Post Hole Digger, 9 Inch Auger

Bear Cat 3-Point PTO Wood Chipper

Fimco 3-Point 50 Gallon PTO Sprayer with Booms and Hand Wand

22-Ft. Bale Elevator with Electric Motor with Extension Pieces

John Deere Model L-111 Riding Lawn Tractor, 42 Inch Mower Deck

Small Portable Cement Mixer

Intek Front Tine Garden Tiller, Updated Engine

Lawn-Boy 20 Inch Power Mower

B&D Cordless Pole Saw

Echo Cordless Trimmer

Agri Fab Two-Wheel Dumping Yard Cart

Several 4-Wheel Garden and Utility Wagons

2-Wheel Cart used for transporting Camping Gear

4-Wheel Garden Wagon with 35 Gallon Poly Tank for watering plants

Hay

(60) Small Square Bales of Old Crop Alfalfa Grass Hay, Stored Inside
(100) Small Square Bales of Old Crop Grass Hay, Stored Inside

Tools & Misc. Items

Stihl MS 311 Chain Saw
Pedestal Grinder
Bostitch 150 PSI Pancake Air Compressor
Air America 5 H.P. 20 Gallon Portable Air Compressor
King Cabinet Style Sandblaster
Lincoln 180 Amp Stick Welder
2 Ton Arbor Press
Craftsman 6-Drawer Rolling Tool Chest
Extension Cords
Pickup Receiver Hitches
Nice Smaller Scissor Lift Work Platform on Casters
Small Sandblaster
Forks & Shovels
Bostitch Air Nailers and Stapler
2-Wheel Hand Cart
Aluminum Extension Ladder
Plus Other Related Items

Household & Collectible Items

Lawyers Stacking Book Case
Snowshoes
Very Nice Kitchen Table with Extra Leaves, 4 Matching Side Chairs and Matching Hutch
Marble-Top Counter on Rolling Casters
Nice Wicker Patio Set
Metal Patio Set
Wardrobe
Oak Buffet
Large Dresser with Mirror and Queen Headboard and Frame
Portable Sewing Machine

Gun Safe & Reloading Ammunition

Zanotti Armor Combination Gun Safe, Can store over 40 Long Guns with additional space for Hand Guns, unique design allowing easy dismantling and reconstruction at your site. 72 Inches High X 40 Inches Wide
Several Ammo Boxes

Several Boxes of Reloading Brass, including but not limited to: 308, 12-Gauge, 45, 3.06, 22, 10mm, 223, 380, 9mm and More
Reloading Bullets
Full Metal Jackets, Lead and More

EDWARD HAUSER, OWNER
Ph. 406-381-5527 | 5729 175th Ave., Becker, MN



MID-AMERICAN AUCTION CO., INC.

Col. AL WESSEL - LIC. NO. 77-60
PH. 320-760-2979

Col. FRANK ROERING
PH. 320-290-8490

Col. LUKE SCHUBERT
PH. 218-251-7610



TERMS: CASH or GOOD CHECK. No credit or debit cards. If credit is desired, make arrangements with your credit agent prior to sale. Out of area buyers please have letter of credit. Purchases in excess of \$5,000 must be accompanied with a bank letter of credit. Titles on all titled items will be processed once checks have cleared purchaser's bank. Everything sold as is, no warranties given or implied. Nothing removed until settlement has been made. While we believe everything stated hereon to be correct as to age and description, anything stated day of sale by owners or auctioneers will take precedence over all printed materials. Owners, auctioneers, clerks or their helpers are not responsible for accidents. All information stated hereon is provided by the owner, Mid-American Auction Co., Inc. makes no warranty as to its accuracy.

MID-AMERICAN AUCTION COMPANY, INC.

Celebrating 54 Years of Professional Service with Proven Experience

www.midamericanauctioninc.com