



*Online Only Auction*

**ALEXANDRIA**

MINNESOTA



*Bidding Ends*  
**NOVEMBER 17**  
**1 PM (CST)**

*Michelle Weinzettl*

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*Lindsey Brown*

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**DEVELOPMENT POTENTIAL • VRBO OPPORTUNITY • HOME • DUPLEX • OUTBUILDINGS**



# *Online Only Auction | Alexandria, Minnesota*

## **40 ACRES M/L LAND AVAILABLE**

### **1,000 FT M/L OF SHORELINE ON LOBSTER LAKE**

Peoples Company is pleased to offer at a public online auction, this private and secluded setting minutes from Alexandria! This 40 acre parcel has 1,000 feet of shoreline on Lobster Lake. Investors, developers, and VRBO / rental property owners take note! This property has something for everyone. This one-of-a-kind property has a lakeshore, 17 acres m/l of cropland, and 20 acres m/l of wooded land. There is a lakeside home with 2 bedrooms, (no closets) 1 bathroom, living room, and kitchen with an eat-in area. It has great views of the lake and an abundance of storage on the lower level. The home just needs the finishing touches. Just up the hill from the lakeside property is a duplex with two bedrooms and one bathroom on each side. The duplex could be used as a rental property for additional income. The 17 acres of cropland could also provide rental income or it could be seeded into food plots for wildlife and hunting.

There are also 3 outbuildings on the property. One 50 x 34 storage unit/building with three stalls. Each stall has an overhead door and a service door. One 26 x 34 oversized three car garage and a 52 x 32 pole building.

The property will be offered via an Online Auction with bidding closing on November 17, 2021 at 1 PM. CST.

Open Houses will be Saturday, October 30th from 1:00 pm to 3:00 pm and Sunday, November 7th from 1:00 pm to 3:00 pm. Or by appointment.



*Open House Dates*

**SATURDAY, OCTOBER 30 | 1-3 PM (CST)**

**SUNDAY, NOVEMBER 7 | 1-3 PM (CST)**

**OR BY APPOINTMENT**



*Bidding Ends*

**WEDNESDAY, NOVEMBER 17 | 1 PM (CST)**





## ADDRESS

**2554 Granlund Lane SW  
Alexandria, MN 56308**

## DIRECTIONS TO PROPERTY

From Alexandria, MN at the intersection of Hwy 29 and Interstate 94, merge onto westbound Interstate 94 and drive west for 1.6 miles to Exit 100 (Hwy 27/County Rd 46). At the top of the off ramp, turn left onto Hwy 27 and drive west for 3.3 miles to County Rd 114N. Then turn right and drive north on County Rd 114 for a 1/2 mile to Granlund Dr. SW. Turn left on Granlund Dr. SW and drive west a 1/2 mile to Granlund Lane SW., then turn right on Granlund Lane SW and drive north a 1/2 mile to the SE corner of the property.



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## PROPERTY HIGHLIGHTS

- Two bedroom home with full unfinished lower level
- Duplex with two bedrooms and one bathroom on each side and shared laundry in lower level
- Campsites with electric
- 50 x 34 storage unit/building (three stalls each with overhead door and a service door.)
- 26 x 34 oversized three car garage
- 52 x 32 pole building
- 17 +/- acres tillable ground
- 20 +/- acres heavy woods mature trees
- Trails throughout the property
- Lot Size: 40.49 Acres
- Zoning: Ag/Res



AERIAL VIEW OF THE PROPERTY, LOOKING N TO S



20 ACRES M/L OF WOODLAND, EXCELLENT FOR OUTDOOR ACTIVITIES



1,000 FT M/L OF SHORELINE



17 ACRES M/L OF CROPLAND



———— LAKESIDE HOME • DUPLEX • OUTBUILDINGS ————



LAKESIDE HOME WITH 2 BEDS, 1 BATH, & GREAT VIEWS OF LOBSTER LAKE



DUPLEX WITH 2 BEDS, 1 BATH EACH SIDE



50X34 STORAGE UNIT WITH THREE STALLS



26X34 THREE CAR GARAGE

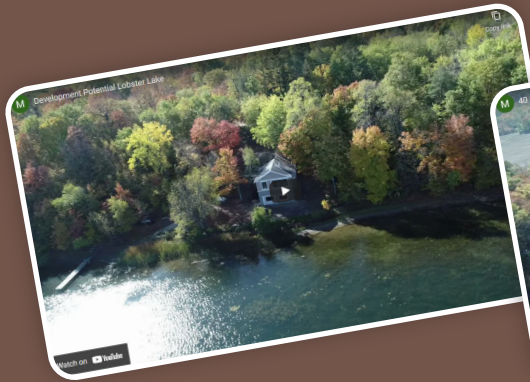


52X32 POLE BUILDING

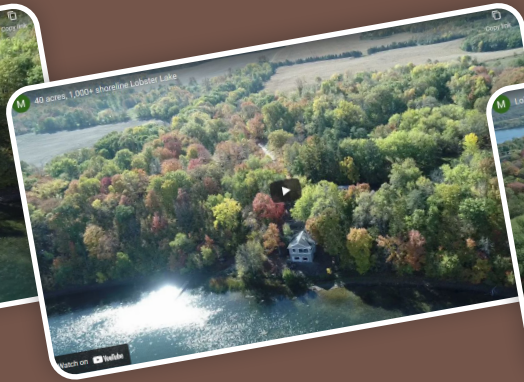


*Watch the aerial drone footage on our website!*

**Visit [PeoplesCompany.com](https://www.PeoplesCompany.com) and search for Listing #15777 to watch the videos.**



**DEVELOPMENT  
POTENTIAL**



**40 ACRES  
1,000+ FT SHORELINE**



**17 ACRES OF  
CROPLAND**



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# Auction Terms & Conditions

## How to Bid?

Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and open it up. To participate in that auction click REGISTER TO BID. From there you will need to create a bidder account. Once that is created you are able to bid on any of our Online Auctions.

**Co-Broker:** Co-Broker must register client 24 hours prior to the Auction date by filling out our Broker Registration Form.

**Buyer's Premium:** A five percent (5%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

**Auction Method:** Property will be offered as one individual tract. All bids will be on a lump sum amount. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a certified check or wire transfer. All funds will be held in Integrity Title Trust Account.

**Closing:** Closing will occur on or before Wednesday, January 5, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Possession:** Possession of the property will be given at Closing.

**Contract & Title:** Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Integrity Title Inc. the required earnest money payment. The Seller will provide an owner's policy at their expense. Sale is not contingent upon Buyer financing.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

**Other:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auction Company.

**Disclaimer:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding during the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be obtained by Abstract or Owners Policy.

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For more information visit  
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