



WADENA COUNTY

MINNESOTA

HUNTING AND RECREATIONAL LAND



ONLINE ONLY AUCTION

OFFERED IN THREE TRACTS
BIDDING ENDS APRIL 20th AT 6:00PM

318 ACRES M/L

MICHELLE WEINZETL

763.300.5055 | MICHELLE@PEOPLES COMPANY.COM

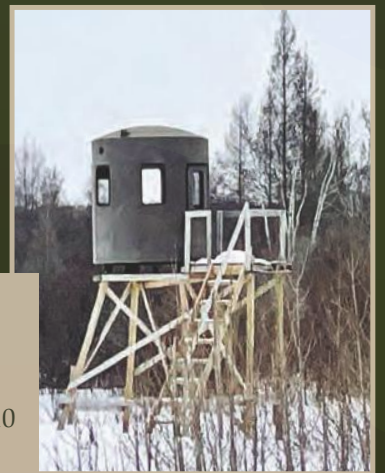
ONLINE ONLY AUCTION

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Peoples Company is pleased to offer this 318 acres m/l hunting/recreational land at Public On-Line Only Auction with bidding closing on April 20, 2022. This 318 acres m/l will be offered in 3 tracts. This prime hunting/recreational property is located just east of Menahga and borders the Huntersville State Forest! This property features a fully furnished mobile home/hunting shack that sleeps 10. The property boasts over \$45,000 in blinds from Bank Stump-4 and Redneck to open and closed larger box stands! Groomed trails, food plot areas, 6 +/- acres tillable ground, small pond, and a perfect mix of cover too! The property is ditched to help keep it dry! You can get around the property with an ATV with little to no problems. Bid on the 60 acres m/l tract, the 178 acres m/l tract with the mobile home, or the 80 acres m/l piece boarding the state land. You can also bid on all three tracts and buy the entire 318 +/- acres for your own continuous private hunting sanctuary.

This property has a great location adjacent to the Huntersville State Forest which offers endless recreational opportunities. 24 miles of designated horse trails. Kayaking and canoeing opportunities abound through the meandering Crow Wing River State Water Trail. This waterway is known as one of the state's best wilderness routes. Miles and miles of snowmobile and off-highway vehicle trails for year round enjoyment. Endless hunting, fishing, and trapping opportunities can be found as well within this 33,000+ acre adjacent forest!



IMPROVEMENTS

- 3 bedroom - 1 Bath Mobile Home.
- Hunting Shack is fully furnished and sleeps 10
- Private well and septic on the property



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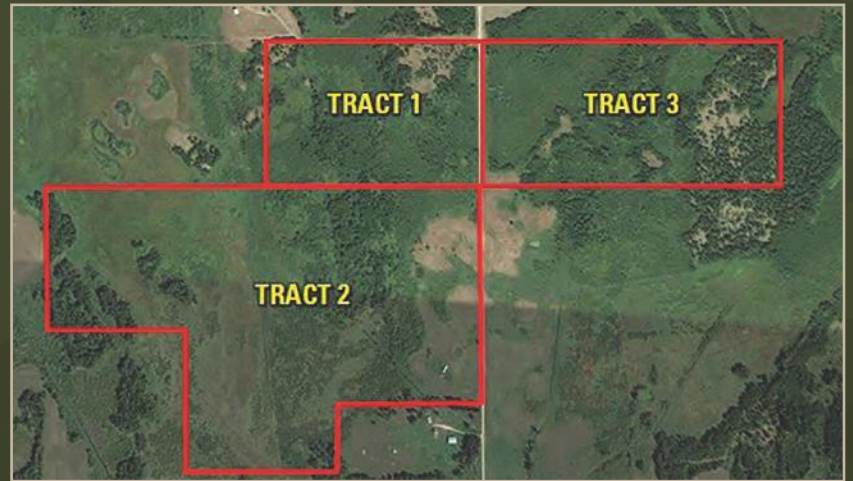
Michelle@PeoplesCompany.com

LISTING #15972





318 ACRES M/L



DIRECTIONS

From Sebeka, head east on MN-227 Trunk E/W Minnesota Avenue toward Hubbard Avenue. Go 3.6 miles then turn left onto Hubbard Road and go 6.1 miles. Then turn right onto 340th Street, go 3 miles then turn left onto 199th Avenue. Go 1/2 mile and the property is on the east and west side of the road.



60
Acres M/L



ABUNDANT WILDLIFE

60 acres m/l of hunting/recreational land. Property features 1 Stump 4 Banks Stand, and one 6 x 6 enclosed box blind. Prime hunting parcel with nice woods. Great Location near Huntersville State Forest providing endless year round hunting and recreational opportunities! Numerous Lakes within a few miles!

FOR MORE INFORMATION VISIT PEOPLESCOMPANY.COM | LISTING #15972



178
Acres M/L



34399 199th Avenue Menahga, MN 56482

178 acres m/l with a 3 bedroom / 1 bathroom mobile home. This fully furnished "hunting shack" sleeps 10. The property has a private well and septic. In addition to the groomed trails, foot plot area, small pond, and a great mix of ground cover, the property features 8 blinds, 4 Banks Outdoors Stump blinds, 1 Red neck Blind, a 4 x 4 open box blind, and 2 closed 5 x 5 box stands. West edge of the property borders an agricultural field. The property will be sold in "as-is condition. Any septic certifications/upgrades needed would be at the expense of the buyer.



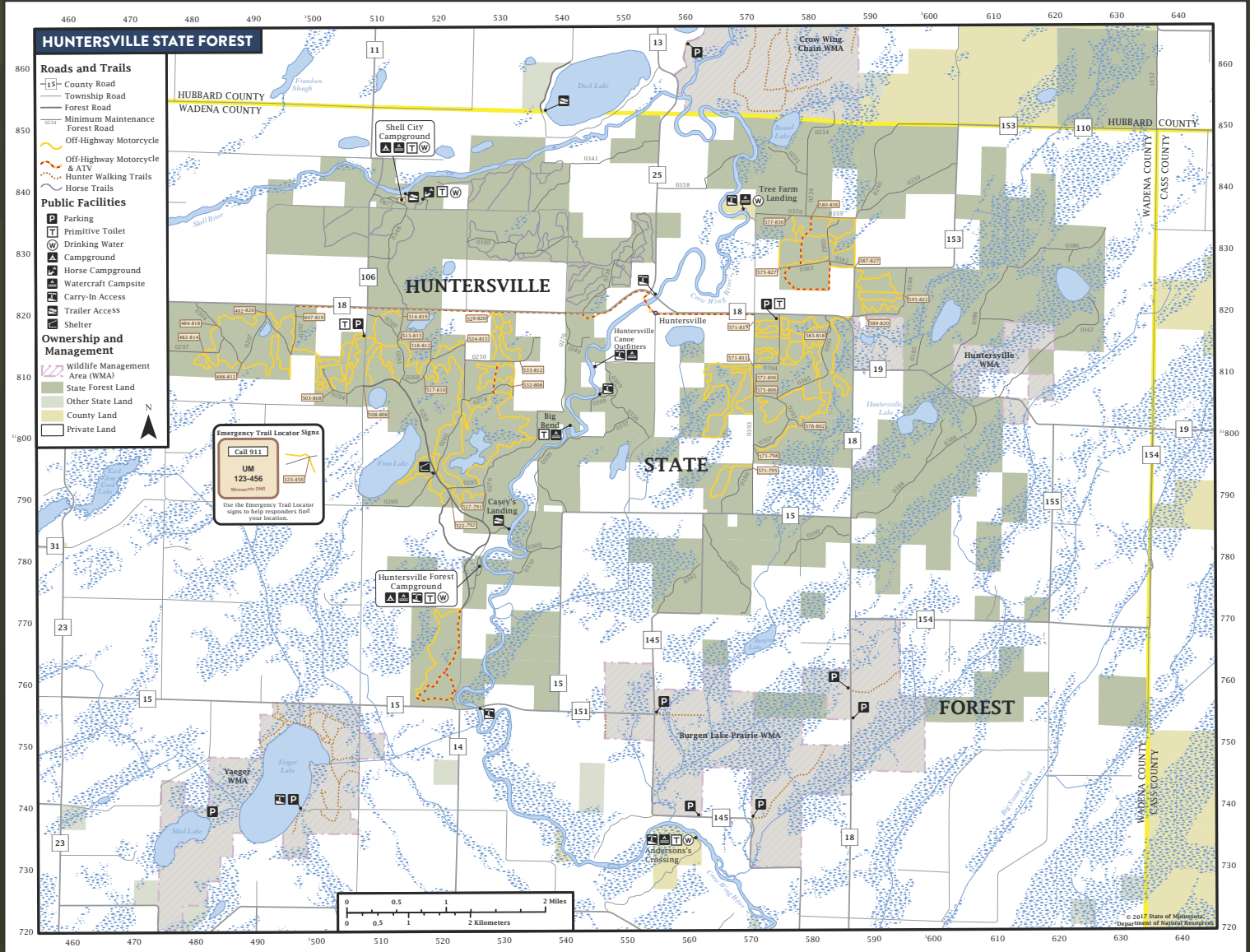
80
Acres M/L



BORDERS STATE LAND

Offering 80 acres m/l of prime hunting ground bordering Huntersville State forest. Huntersville State forest is 33,000+ Acres offering endless year round hunting and recreational opportunities. Easy access off of 199th Avenue. Groomed Snowmobile/ATV trails close by and numerous lakes within a few miles. This 80 Acres features (3) 6 x 6 Redneck Stands! You will surely like what you see on your trail cameras!

HUNTERSVILLE STATE FOREST



*Information and map belong to the Minnesota Department of Natural Resources

- CAMPING
- HIKING
- HORSE TRAILS
- CROW WING RIVER STATE WATER TRAIL
- SNOWMOBILE TRAILS
- OFF-HIGHWAY VEHICLE TRAILS
- HUNTING
- FISHING AND TRAPPING
- WILDLIFE MANAGEMENT AREAS

HUNTERSVILLE STATE FOREST IS LOCATED
ADJACENT TO THE PROPERTY (LISTING #15972).



Scan the QR Code to view more
information regarding the
Huntersville State Forest from
the Minnesota Department of
Natural Resources.

CONTACT

Minnesota Department of Natural Resources
info.dnr@state.mn.us
651-296-6157
888-646-6367

m DEPARTMENT OF
NATURAL RESOURCES





WADENA COUNTY

AUCTION TERMS & CONDITIONS

This is an Online Only Auction with bidding closing at 6:00 p.m CST on April 20th, 2022

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 three individual tracts. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. All 3 tracts will be tied together for the auction closing. If there is a bid on any one of the 3 tracts in the last three minutes all tracts bidding period will extend for 3 minutes. This will continue until there is no increase in bids on any of the 3 tracts for a period of 3 minutes. 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 cash or check. All funds will be held at Intergitty Title Trust account until closing.

Closing: Closing will occur on or about Friday, May 20th, 2022. The balance of the purchase price will be payable at closing in the form of a 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. The required earnest money payment. The Seller will provide an owner's policy at their expense. Auction is not contingent upon Buyer obtaining financing. Buyer to be provided a warranty deed upon closing. Seller to provide clear and marketable title.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number 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 lot lines, field boundaries, and the total square feet of each lot are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, total square feet of each tract, 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 taken from Owner's Policy. All preliminary title work, covenants, conditions, agreements, restrictions, easements, and documents are available to view as attachments on the Peoples Company website. Please call the listing agent, Michelle Weinzetl, if you have any questions.



Michelle Weinzetl

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