



# Online Only Auction

## CLEAR LAKE, MINNESOTA

• HOBBY FARM & RECREATIONAL LAND AVAILABLE •

85 ACRES M/L OFFERED AS TWO SEPARATE TRACTS

*Bidding Ends*

**June 28th**  
**6:00 PM (CDT)**





# Online Only Auction CLEAR LAKE, MINNESOTA

HOBBY FARM & RECREATIONAL LAND AVAILABLE

85 ACRES M/L OFFERED AS TWO SEPARATE TRACTS

## DESCRIPTION

Peoples Company is pleased to offer 85 acres at a public online auction. This unique property will be offered in two tracts with the auction closing on June 28th at 6:00 pm.

**Tract 1** is a hobby farm with 500' +/- of Elk River frontage. This private and secluded hobby farm offers a 3 bedroom / 3 bathroom updated home, 2 stall garage with an upper level apartment. Numerous outbuildings including a new 50 x 60 pole building, wooded acreage, and 20 acres m/l of tillable ground.

**Tract 2** would be an ideal location to build your dream home! This 45 acre parcel consist of 22 acres m/l of tillable land with the balance in mature timber, offering prime hunting. The property is approx. 600' to the Elk Lake public access offering convenient year round recreational opportunities! The South West Corner of the land abuts the Elk River.

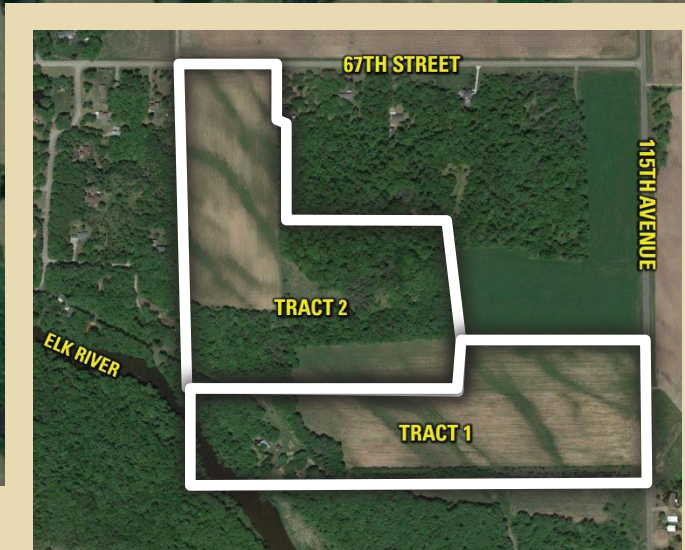
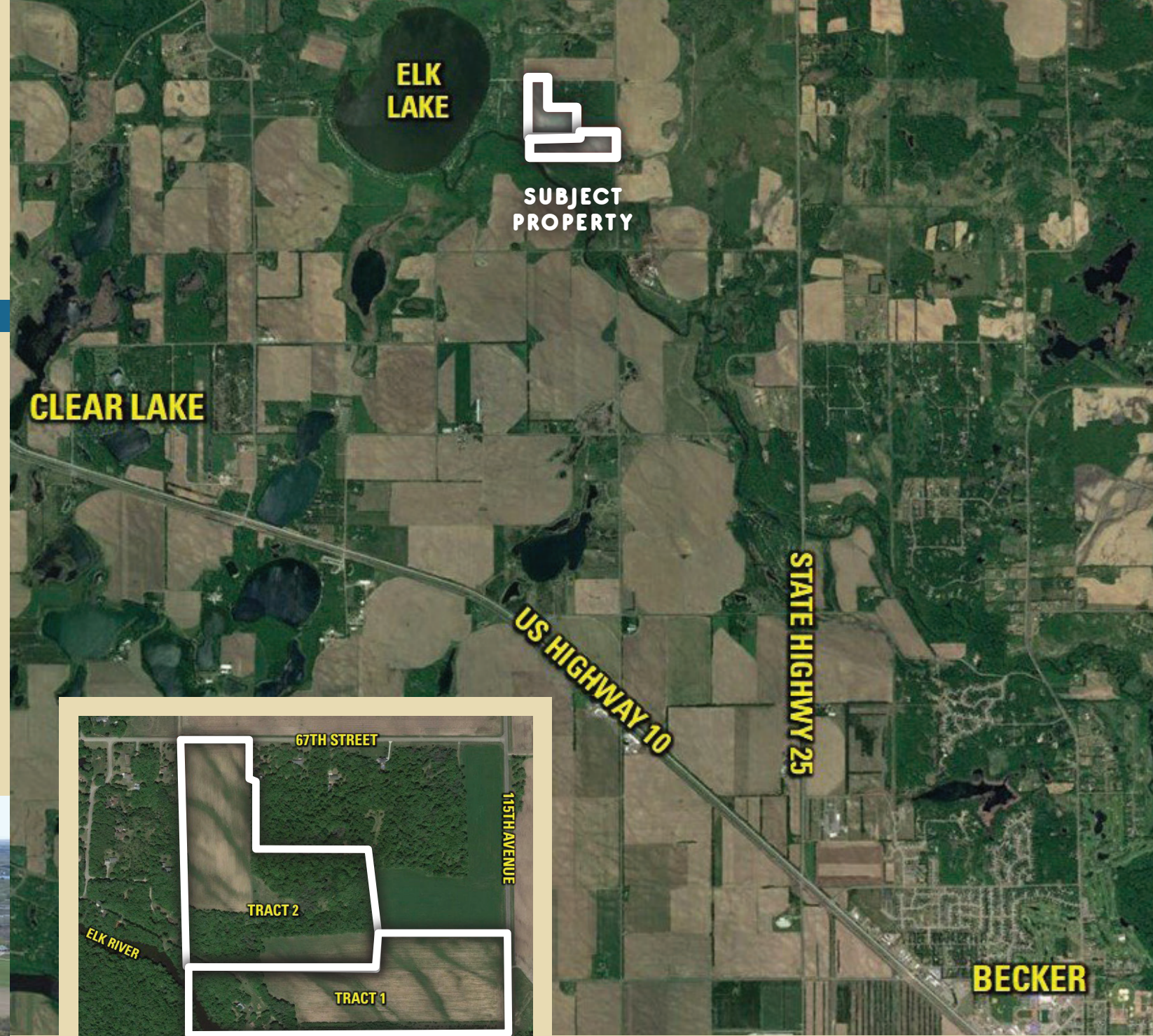


## OPEN HOUSE DATES

Tuesday, June 14th | 5 – 7 PM (CDT)

Saturday, June 18th | 11 – 1 PM (CDT)

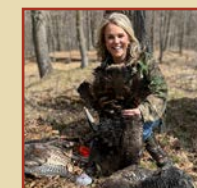
OR BY APPOINTMENT



## DIRECTIONS

**Tract 1:** From Highway 10 in Becker, MN travel north on Highway 25 for 4 Miles. Turn west (left) onto 77th Street. Travel 1.5 miles and turn north (right) onto 115th Ave. Travel 1 mile and look for Peoples Company sign on the west side of the road.

**Tract 2:** From Highway 10 in Becker, MN travel north on Highway 25 for 4 Miles. Turn west (left) onto 77th Street. Travel 1.5 miles and turn north (right) onto 115th Ave. Travel 1.75 miles and turn west (left) onto 67th street. Travel 0.75 miles on 67th street and look for Peoples Company sign on the south side of the road.



**MICHELLE  
WEINZETL**

763.300.5055

Michelle@PeoplesCompany.com

Scan the QR Code  
to view the auction  
and bid online.



PeoplesCompany.com  
Listing #16161



**BIDDING ENDS TUESDAY, JUNE 28<sup>TH</sup> AT 6:00 PM (CDT)**



40 ACRES M/L

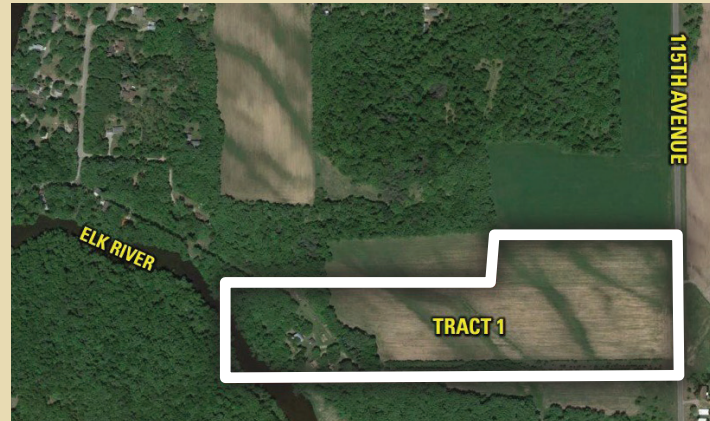
# TRACT ONE

Check out this private and secluded hobby farm tucked away at the end of a quarter mile long driveway. This 1868 finished sq ft home has recent updates and boast 3 bedrooms, 3 bathrooms, main floor laundry and a beautiful master suite. Find additional bedrooms and a 3/4 bathroom on the second level. All appliances are included.

Spectacular river views from both the home and the 1 bedroom/1 bath apartment above the detached garage. Who hasn't dreamed of having their own Man Cave/She Shed? Prime for entertaining guests with a small stage, 1/2 bath, bar and wood burning fireplace.

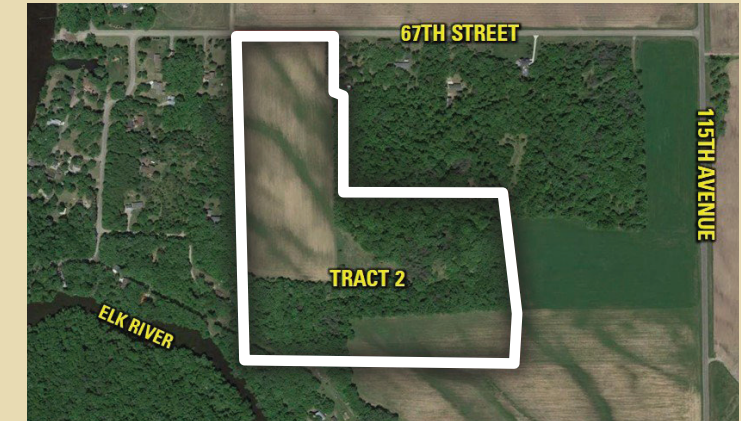
The property contains various outbuildings to house a wide variety of livestock and a 50 x 60 Pole Shed for storage.

This 40 acre m/l hobby farm is nestled among mature trees and offers over 500 feet of frontage along the Elk River. Endless recreational opportunities including hunting, fishing, horseback riding, to kayaking out your back door. Gardens, fruit trees and approximately 20 acres tillable, this property has it all! Ideal location within a 15 minute drive to St. Cloud and easy/close metro commute. Bid and Buy at your Price!



# TRACT TWO

This 45 acre m/l tract offers opportunity and diversity to the buyer. Build your dream home within walking distance to Elk Lake public access and enjoy recreational opportunities year-round. 22 acres m/l tillable and the balance in mature timber offering prime hunting. The property is located just off Hwy 10 and is minutes from Interstate 94. Conveniently located between Maple Grove and St. Cloud. This dream property could be yours. Bid and Buy at your price!

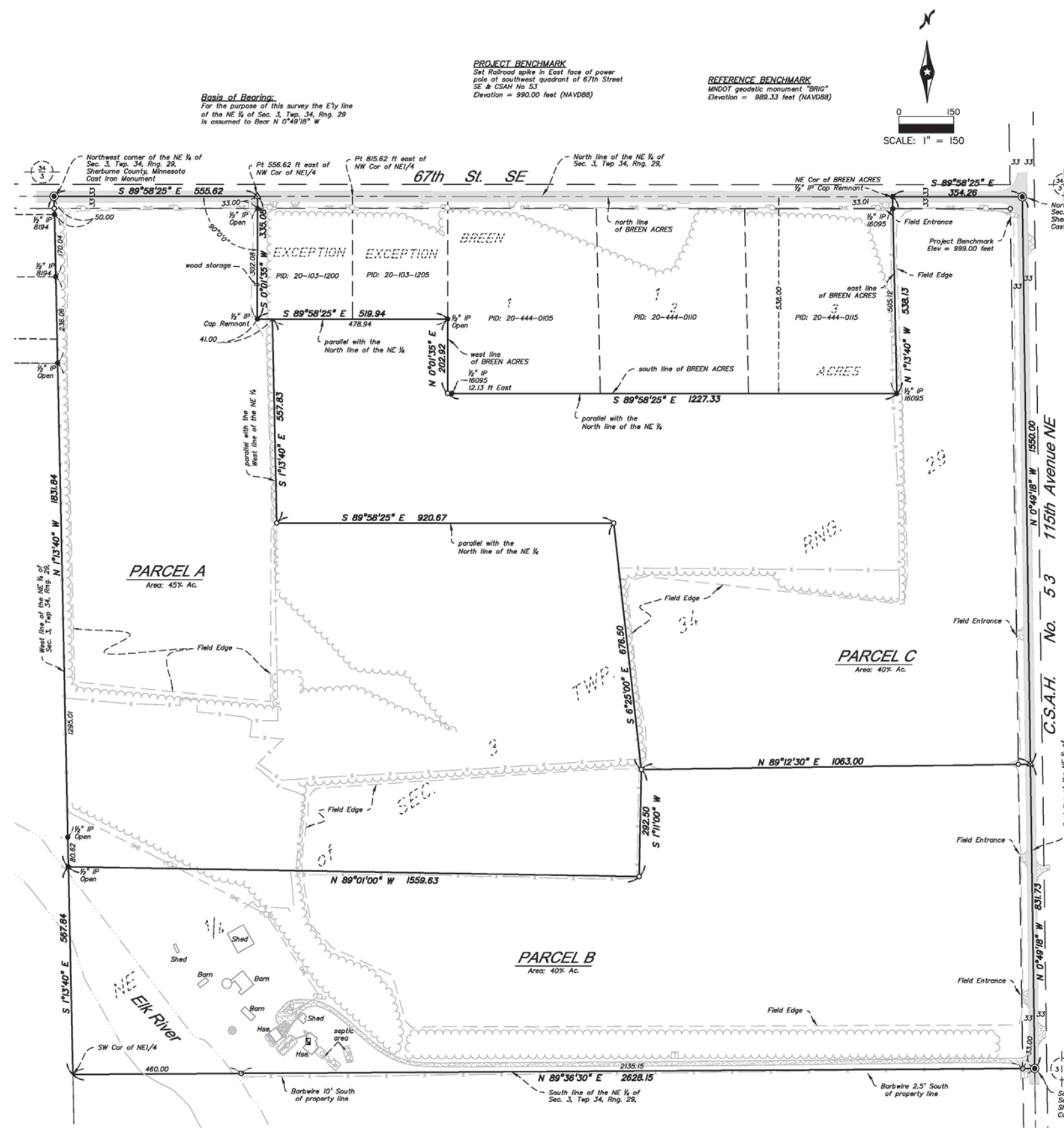




# SURVEY FOR TRACTS ONE & TWO

## Certificate of Survey for Terri Starkey

Part of Section 3, Township 34, Range 29  
Clear Lake Township, Sherburne County, Minnesota



**Existing Property Description (per Doc. No. 763510)**  
The Northeast Quarter of Section 3, Township 34, Range 29, except that part of the Northeast Quarter of Section 3, Township 34, Range 29, described as follows:  
Beginning at a point on the north line of said Northeast Quarter a distance of 815.62 feet East of the Northwest corner thereof; thence South at right angles 335.08 feet; thence East parallel with said north line 260.0 feet; thence North at right angles 335.08 feet more or less to intersect said north line; thence West along said north line 260.0 feet to the point of beginning, subject to an easement for road purposes over the North 33 feet thereof.  
ALSO except that part of the Northeast Quarter of Section 3, Township 34, Range 29, described as follows:  
Beginning at a point on the north line of said Northeast Quarter a distance of 555.62 feet East of the Northwest corner thereof; thence South at right angles 335.08 feet; thence East parallel with said north line 260.0 feet; thence North at right angles 335.08 feet to said north line; thence West along said north line of 260.0 feet to the point of beginning, subject to road easement over the North 33 feet thereof.  
ALSO less and except that a portion of the above subject property as more fully described as follows:  
The East 125.00 feet of the West 2290.62 feet of the North 538.00 feet of the Northeast Quarter of Section 3, Township 34, Range 29, Sherburne County, Minnesota.  
AND less and except the property granted to Aggressive Builders, Inc. by Sherif A. Breen in Warranty Deed dated 12/03/2004 and recorded 12/09/2004 as document 571998 and more fully described as follows:  
Lot 1, 2, and 3, Block one, BREEN ACRES, according to the plat and survey thereon on file and of record in the Office of the County Recorder in and for Sherburne County, Minnesota.

**Description for Proposed Parcel A**  
That part of the Northeast Quarter of Section 3, Township 34, Range 29, Sherburne County, Minnesota described as follows:  
Beginning at the Northwest corner of said Northeast Quarter; thence South 89 degrees 58 minutes 25 seconds East, along the North line of said Northeast Quarter, a distance of 555.62 feet; thence South 00 degrees 01 minutes 35 seconds West, at a right angle with said north line, a distance of 335.08 feet; thence South 89 degrees 58 minutes 25 seconds East, parallel with said north line, a distance of 41.00 feet; thence South 01 degrees 13 minutes 40 seconds East, parallel with the west line of said Northeast Quarter, a distance of 557.83 feet; thence South 89 degrees 58 minutes 25 seconds East, parallel with said north line, a distance of 920.67 feet; thence South 08 degrees 25 minutes 00 seconds East a distance of 676.50 feet; thence South 01 degrees 11 minutes 00 seconds West a distance of 292.50 feet; thence North 89 degrees 01 minutes 00 seconds West a distance of 1559.63 feet, more or less, to the West line of said Northeast Quarter; thence North 01 degrees 13 minutes 40 seconds West, along said west line a distance of 1831.84 feet to the point of beginning.  
Subject to road right of way along the northerly part thereof.

**Description for Proposed Parcel B**  
That part of the Northeast Quarter of Section 3, Township 34, Range 29, Sherburne County, Minnesota described as follows:  
Commencing at the Northwest corner of said Northeast Quarter; thence South 89 degrees 58 minutes 25 seconds East, along the north line of said Northeast Quarter, a distance of 555.62 feet; thence South 00 degrees 01 minutes 35 seconds West, at a right angle with said north line, a distance of 335.08 feet; thence South 89 degrees 58 minutes 25 seconds East, parallel with said north line, a distance of 41.00 feet; thence South 01 degrees 13 minutes 40 seconds East, parallel with the west line of said Northeast Quarter, a distance of 557.83 feet; thence South 89 degrees 58 minutes 25 seconds East, parallel with said north line, a distance of 920.67 feet; thence South 08 degrees 25 minutes 00 seconds East a distance of 676.50 feet to the point of beginning of the parcel being described; thence South 01 degrees 11 minutes 00 seconds West a distance of 292.50 feet; thence North 89 degrees 01 minutes 00 seconds East, along said west line a distance of 1559.63 feet, more or less, to the southeast corner of said Northeast Quarter; thence North 89 degrees 58 minutes 25 seconds West, along the north line of said Northeast Quarter, a distance of 334.28 feet to the northeast corner of BREEN ACRES, a plot recorded in Sherburne County Recorder's Office; thence South 01 degrees 13 minutes 40 seconds East, along the east line of said BREEN ACRES, a distance of 538.13 feet to the southeast corner of said BREEN ACRES; thence North 89 degrees 58 minutes 25 seconds West, along the south line of said BREEN ACRES, a distance of 1227.33 feet to the southeast corner of said BREEN ACRES; thence North 00 degrees 01 minutes 35 seconds East, along the west line of said BREEN ACRES, a distance of 202.92 feet to the intersection with a line which is parallel to said north line of the Northeast Quarter and bears South 89 degrees 58 minutes 25 seconds East from the point of beginning; thence North 89 degrees 58 minutes 25 seconds West, parallel with said Northeast Quarter, a distance of 478.94 feet to the point of beginning.  
Subject to road right of way along the northerly and easterly parts thereof.

**Description for Proposed Parcel C**  
That part of the Northeast Quarter of Section 3, Township 34, Range 29, Sherburne County, Minnesota described as follows:  
Commencing at the Northwest corner of said Northeast Quarter; thence South 89 degrees 58 minutes 25 seconds East, along the north line of said Northeast Quarter, a distance of 555.62 feet; thence South 00 degrees 01 minutes 35 seconds West, at a right angle with said north line, a distance of 335.08 feet; thence South 89 degrees 58 minutes 25 seconds East, parallel with said north line, a distance of 41.00 feet to the point of beginning of the parcel being described; thence South 01 degrees 13 minutes 40 seconds East, parallel with the west line of said Northeast Quarter, a distance of 557.83 feet; thence South 89 degrees 58 minutes 25 seconds East, parallel with said north line, a distance of 920.67 feet; thence South 08 degrees 25 minutes 00 seconds East a distance of 676.50 feet; thence North 89 degrees 01 minutes 00 seconds West a distance of 1559.63 feet, more or less, to the West line of said Northeast Quarter; thence North 01 degrees 13 minutes 40 seconds West, along said west line a distance of 1831.84 feet to the point of beginning.  
Subject to road right of way along the easterly part thereof.

**LEGEND:**

●	Denotes found iron monument	LS 18095	Denotes Dennis Pederson, LS
○	Denotes set iron monument capped 47466	LS 8194	Denotes John Gilver, LS
△	Denotes set nail	LS 47466	Denotes Craig Wensmann LS
⊙	Denotes found cast iron monument		Denotes bituminous surface
⊘	Denotes found metal disk		Denotes concrete surface
⊚	Denotes power pole		Denotes gravel surface
⊛	Denotes telephone pedestal		Denotes barbed wire fence
⊜	Denotes electric meter		Denotes stone wall
⊝	Denotes well		Denotes overhead electric
⊞	Denotes propane tank		Denotes tree line
⊟	Denotes telephone pedestal		Denotes right of way
⊠	Denotes septic area		Denotes existing adjacers
⊡	Denotes sanitary manhole		Denotes waters edge
			Denotes field edge

REV. NO.	DATE	DESCRIPTION

DATE:	3/30/21
DESIGN BY:	CK
DRAWN BY:	CAM:sdb
CHECKED BY:	21-0081GOS
DWG FILE:	21-0081GOS
FILE NO.:	21-0081.00

<p>I hereby certify that this survey, plan, or map was made by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.</p> <p>Signed: <i>Shannon Bolimon</i> Shannon Bolimon Date: 5/17/21 Lic. No. 44360</p>
--

<p><b>BOGART, PEDERSON &amp; ASSOCIATES, INC.</b> LAND SURVEYING ENGINEERING MAPPING 15076 FIRST STREET, BECKER, MN 55008-0322 TEL: 763-262-8822 FAX: 763-262-8844</p>
--

<p>Certificate of Survey Terri Starkey Sec. 3, Twp. 34, Rng. 29 Sherburne County, MN</p>
--



# TRACT ONE TAX STATEMENT

# TRACT TWO TAX STATEMENT

**Sherburne County**  
Diane Arnold  
Auditor/Treasurer  
13880 Business Ctr Dr  
Elk River, MN 55330

763-765-4350  
www.co.sherburne.mn.us

Property ID: 20-103-1000  
Owner: LYNCH, KRISTY M & STARKEY, THERESA  
ESCROW# 520  
SHERBURNE STATE BANK

**Taxpayer(s):**

TAXPAYER # 84069  
LYNCH, KRISTY M & STARKEY, THERESA  
7180 115TH AVE SE  
CLEAR LAKE MN 55319

**Property Description:**

CLEAR LAKE  
SEC: 3 TWP: 34.0 RG:29 LOT: BLK: ACRES: 40.00  
Parcel B: That part of the Northeast Quarter of Section 3, Township 34, Range 29, Sherburne County, Minnesota described as

Property Addr: 7180 115TH AVE SE\CLEAR LAKE MN

2022 Property Tax Statement		
VALUES & CLASSIFICATION		
Taxes Payable Year: 2021 2022		
STEP	Estimated Market Value:	702,400 390,600
	Deferred Market Value: GA	548,700 GA 275,600
STEP 1	Homestead Exclusion:	16,909 16,117
	Taxable Market Value:	531,791 259,483
	New Improvements/Expired Exclusions:	
	Property Classification:	AG HMSTD AG HMSTD
		RV HSTD
	Sent in March 2021	
STEP 2	PROPOSED TAX	
	Proposed Tax:(excluding special assessments)	2,054.00
	Sent in November 2021	
STEP 3	PROPERTY TAX STATEMENT	
	First-half Taxes: May 16	1,031.00
	Second-half Taxes: November 15	1,031.00
	Total Taxes Due in 2022:	2,062.00

\$\$\$ You may be eligible for one or even two refunds to reduce your property tax.

REFUNDS? Read the back of this statement to find out how to apply.

Taxes Payable Year: 2021 2022			
1.	Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	2,062.00
2.	Use these amounts on Form M1PR to see if you are eligible for a special refund.		
PROPERTY TAX AND CREDITS			
3.	Property tax before credits		2,235.75
4.	Credits that reduce property taxes:		
	A. Agricultural and rural land credits	603.43	173.75
	B. Taconite tax relief		
	C. Other credits		
5.	Property tax after credits	2,880.00	2,062.00
PROPERTY TAX BY JURISDICTION			
6.	County	1,441.89	963.85
7.	City or Town		
8.	State General Tax	547.99	341.06
9.	School District: A. Voter approved levies	214.44	198.76
	0742 B. Other local levies	675.68	558.33
10A.	Special taxing district		
	B. Tax increment		
	C. Fiscal disparity		
11.	Non-school voter approved referenda levies		
12.	Total property tax before special assessments	2,880.00	2,062.00
SPECIAL ASSESSMENTS			
13A.			
B.			
C.			
14.	Total property tax and special assessments	2,880.00	2,062.00

ISSUED: 04/12/2022

**2 ND HALF PAYMENT STUB**

Pay on or before November 15 to avoid penalty  
Real Estate Sherburne County

Payable in 2022

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

TAXPAYER # 84069  
LYNCH, KRISTY M & STARKEY, THERESA  
AG HMSTD ACCT# 1495  
Property ID Number: 20-103-1000  
Full Tax for Year 2,062.00  
Balance Due 1,031.00  
Penalty  
Total Paid

Make checks payable to:  
Sherburne County  
Auditor/Treasurer  
Mail to: Diane Arnold  
Auditor/Treasurer  
13880 Business Ctr Dr  
Elk River, MN 55330

CASH   
CHECK   
COUNTER   
MAIL

IF TAXES ARE PAID BY AN ESCROW AGENT, DO NOT PAY.

Check if address change on back  
If box is checked you owe delinquent taxes  
Detach stub and include with second half payment

ISSUED: 04/12/2022

10000002010310002022001495 00000103100000002062003

**1 ST HALF OR FULL PAYMENT STUB**

Pay on or before May 16 to avoid penalty  
Real Estate Sherburne County

Payable in 2022

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

TAXPAYER # 84069  
LYNCH, KRISTY M & STARKEY, THERESA  
AG HMSTD ACCT# 1495  
Property ID Number: 20-103-1000  
Full Tax for Year 2,062.00  
Balance Due 1,031.00  
Penalty  
Total Paid

Make checks payable to:  
Sherburne County  
Auditor/Treasurer  
Mail to: Diane Arnold  
Auditor/Treasurer  
13880 Business Ctr Dr  
Elk River, MN 55330

CASH   
CHECK   
COUNTER   
MAIL

IF TAXES ARE PAID BY AN ESCROW AGENT, DO NOT PAY.

Check if address change on back  
If box is checked you owe delinquent taxes  
Detach stub and include with first half or full payment

ISSUED: 04/12/2022

10000002010310002022001495 00000103100000002062003

taxstt22-11/09/2021-4

**Sherburne County**  
Diane Arnold  
Auditor/Treasurer  
13880 Business Ctr Dr  
Elk River, MN 55330

763-765-4350  
www.co.sherburne.mn.us

Property ID: 20-103-1210  
Owner: LYNCH, KRISTY M & STARKEY, THERESA

**Taxpayer(s):**

TAXPAYER # 84069  
LYNCH, KRISTY M & STARKEY, THERESA  
7180 115TH AVE SE  
CLEAR LAKE MN 55319

**Property Description:**

CLEAR LAKE  
SEC: 3 TWP: 34.0 RG:29 LOT: BLK: ACRES: 45.00  
That part of the Northeast Quarter of Section 3, Township 34, Range 29, Sherburne County, Minnesota described as follows: Beginning

Property Addr: 7180 115TH AVE SE\CLEAR LAKE MN

2022 Property Tax Statement		
VALUES & CLASSIFICATION		
Taxes Payable Year: 2021 2022		
STEP	Estimated Market Value:	170,400 170,400
	Deferred Market Value: GA	111,800 111,800
STEP 1	Homestead Exclusion:	
	Taxable Market Value:	111,800
	New Improvements/Expired Exclusions:	
	Property Classification:	- N/A - AG HMSTD
		RV HSTD
	Sent in March 2021	
STEP 2	PROPOSED TAX	
	Proposed Tax:(excluding special assessments)	430.00
	Sent in November 2021	
STEP 3	PROPERTY TAX STATEMENT	
	First-half Taxes: May 16	216.00
	Second-half Taxes: November 15	216.00
	Total Taxes Due in 2022:	432.00

\$\$\$ You may be eligible for one or even two refunds to reduce your property tax.

REFUNDS? Read the back of this statement to find out how to apply.

Taxes Payable Year: 2021 2022			
1.	Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	432.00
2.	Use these amounts on Form M1PR to see if you are eligible for a special refund.		
PROPERTY TAX AND CREDITS			
3.	Property tax before credits		474.02
4.	Credits that reduce property taxes:		
	A. Agricultural and rural land credits		42.02
	B. Taconite tax relief		
	C. Other credits		
5.	Property tax after credits		432.00
PROPERTY TAX BY JURISDICTION			
6.	County		246.49
7.	City or Town		
8.	State General Tax		87.22
9.	School District: A. Voter approved levies		20.33
	0742 B. Other local levies		77.96
10A.	Special taxing district		
	B. Tax increment		
	C. Fiscal disparity		
11.	Non-school voter approved referenda levies		
12.	Total property tax before special assessments		432.00
SPECIAL ASSESSMENTS			
13A.			
B.			
C.			
14.	Total property tax and special assessments		432.00

ISSUED: 04/12/2022

**2 ND HALF PAYMENT STUB**

Pay on or before November 15 to avoid penalty  
Real Estate Sherburne County

Payable in 2022

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

TAXPAYER # 84069  
LYNCH, KRISTY M & STARKEY, THERESA  
AG HMSTD ACCT# 49880  
Property ID Number: 20-103-1210  
Full Tax for Year 432.00  
Balance Due .00  
Penalty  
Total Paid

Make checks payable to:  
Sherburne County  
Auditor/Treasurer  
Mail to: Diane Arnold  
Auditor/Treasurer  
13880 Business Ctr Dr  
Elk River, MN 55330

CASH   
CHECK   
COUNTER   
MAIL

IF TAXES ARE PAID BY AN ESCROW AGENT, DO NOT PAY.

Check if address change on back  
If box is checked you owe delinquent taxes  
Detach stub and include with second half payment

ISSUED: 04/12/2022

10000002010312102022049880 0000000000000000432005

**1 ST HALF OR FULL PAYMENT STUB**

Pay on or before May 16 to avoid penalty  
Real Estate Sherburne County

Payable in 2022

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

TAXPAYER # 84069  
LYNCH, KRISTY M & STARKEY, THERESA  
AG HMSTD ACCT# 49880  
Property ID Number: 20-103-1210  
Full Tax for Year 432.00  
Balance Due .00  
Penalty  
Total Paid

Make checks payable to:  
Sherburne County  
Auditor/Treasurer  
Mail to: Diane Arnold  
Auditor/Treasurer  
13880 Business Ctr Dr  
Elk River, MN 55330

CASH   
CHECK   
COUNTER   
MAIL

IF TAXES ARE PAID BY AN ESCROW AGENT, DO NOT PAY.

Check if address change on back  
If box is checked you owe delinquent taxes  
Detach stub and include with first half or full payment

ISSUED: 04/12/2022

10000002010312102022049880 0000000000000000432005

taxstt22-11/09/2021-4



Tract 1



Tract 2



Online Only Auction bidding closes June 28th at 6:00 PM

**Property Viewing / Inspection Dates:** The property will host an open house from Tues June 14th 5:00 - 7:00 pm and on Sat June 18th 11:00 am - 1:00 pm. Other showings can be made by appointment through the listing agent.

**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 in two individual tracts. 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 Preferred Title, Monticello MN Trust account.

**Closing:** Closing will occur on or before Friday Aug 12th, 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 Preferred 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.



**MICHELLE WEINZETT**

763.300.5055  
Michelle@PeoplesCompany.com

Scan the QR Code to view the auction and bid online.



PeoplesCompany.com  
Listing #16161







PeoplesCompany.com  
Listing #16161



June 28th, 2022

85 ACRES M/L OFFERED AS TWO SEPARATE TRACTS



*Online Only Auction*

**CLEAR LAKE, MINNESOTA**

• HOBBY FARM & RECREATIONAL LAND AVAILABLE •