

2 PRIVATE LOTS AVAILABLE IN MAPLE GROVE, MN

Listing #17026 | 16650 Bass Lake Road, Maple Grove, MN 55311

SEALED BID AUCTION



TRACT 1

Is 1.45 acres that has a 5 bedroom, 3 bath, split level home with a 2 car attached garage on the property.

Sealed Bids for this property will be due to our office prior to 5:00 p.m. CST, on Tuesday, September 26, 2023.



TRACT 2

Is a wooded lot sits behind (north of) the house, farther back off Bass Lake Road and consists of 1.27 acres.

LINDSEY BROWN

701.371.5538 | MN LIC 40260937
Lindsey@PeoplesCompany.com

BOZIDAR DJURANOVIC

952.607.7069 | MN LIC 40846575
BozidarDjuranovic@Gmail.com



Peoples Company and Fish MLS Realty are pleased to offer, via a "sealed bid" auction, these two private lots are in the middle of Maple Grove, adjacent to Bass Lake Road and the Three River Park trail system. This is a **once-in-a-lifetime opportunity!** The entire property consists of 2.72 acres, but it has been surveyed and split into two tracts. This is an opportunity to have ample space to build in Maple Grove and still have privacy and separation from the neighborhood. The location puts you just a few minutes from the new Hy-Vee Grocery Store, Basswood Elementary School, Heritage Christian Academy, and Ave Maria Academy. You are also just minutes from Fish Lake and the Fish Lake Regional Park.

Tract 1 is 1.45 acres that has a 5 bedroom, 3 bath, split level home with a 2 car attached garage on the property. Tract 2 is a wooded lot that sits behind (north of) the house, farther back off Bass Lake Road, and consists of 1.27 acres. Both lots have mature trees and offer privacy and space.

The home on Tract 1 is a split level, built in 1986, with an attached two-car garage. The home has 3 bedrooms and 2 full baths on the upper level and 2 bedrooms with a 3/4 bath on the lower level. The upper level has a large living room with hardwood floors, sliding glass door out to the deck and space for a dining area. The kitchen has oak cabinets and stainless-steel appliances, which include a fridge, stove, dishwasher, and built-in microwave. The lower level has a large family room with wood burning fireplace and a walk-out door to the sunroom – 3 season porch. There are also 2 bedrooms and a 3/4 bath. The laundry room (washer and dryer included) and utility room are also located on the lower level.

Tract 2 is 1.27 acres with no buildings or structures. This tract sits back off Bass Lake Road and would provide an excellent building site for a new home. The sloping lot would provide a setup for a home with a walkout basement.

**** One of the listing agents is the owner of the property and a licensed MN real estate agent.**

Please contact Lindsey Brown at 701.371.5538 or Lindsey@PeoplesCompany.com or Bozidar Djuranovic at 952.607.7069 or bozidardjuranovic@gmail.com.

TRACT 1 - 1.45 ACRES M/L



DIRECTIONS:

In Maple Grove at the intersection of Bass Lake Road and Maple Grove Parkway, drive east on Bass Lake Road for 6 tenths of a mile. As you cross over Elm Creek get into the left turn lane and turn into the private drive. (Watch for the Peoples Company signs)

In Maple Grove at the Bass Lake Road exit ramp off 494, drive west on Bass Lake Road for 3 miles. (Watch for the Peoples Company signs). The property and entrance will be on your right.

APPLIANCES:

Fridge, Stove, Dishwasher, Microwave, Washer and Dryer.

FEATURES:

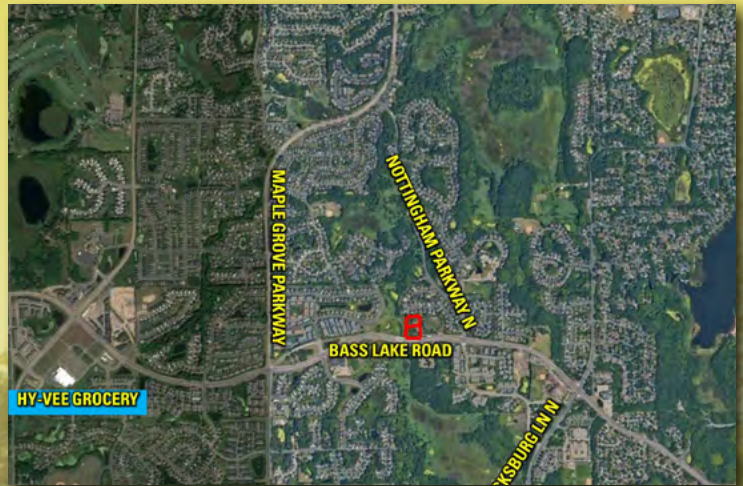
2.72 acres that have been surveyed and split into 2 tracts. Tract 1 is 1.45 acres and has a 1986 split-level home, with 5 bedrooms and 3 baths. Tract 2 is a 1.27-acre lot with no structures and mature trees.

Style: Split Level
Lot Size: 2.72 acres
Water: Well
Sewer: Septic
Zoning: Residential
Bedrooms: 5
Full Bathrooms: 2
Three Quarter Bathrooms: 1

Garages: 2
Stories: 2
Basement: Finished
Fireplaces: 1 - lower level
Year Built: 1986
Heating: Natural gas
Living Area Square Feet: 1458
Basement Square Feet: 1274

Finished Basement Square Feet: 1274
Roof: asphalt shingles
Exterior: Cedar and Brick
Foundation: Block
Driveway: asphalt
Completion Date: Sep 26, 2023

TRACT 2 - 1.27 ACRES M/L



Sealed Bids for this property will be due to our office, at the address below, prior to 5:00 p.m. CST, on Tuesday, September 26, 2023.

Submit Bids By Mail to:
Peoples Company
Attn: Lindsey Brown
12119 Stratford Drive, Suite B
Clive, IA 50325

By Email:
Lindsey@PeoplesCompany.com





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17026



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

LINDSEY BROWN
701.371.5538 | Lindsey@PeoplesCompany.com

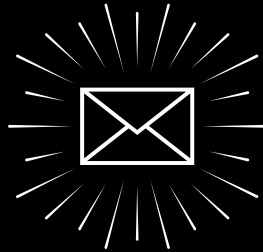
BOZIDAR DJURANOVIC
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AUCTION DETAILS:

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Submit Bids By Mail to:
Peoples Company
Attn: Lindsey Brown
12119 Stratford Drive, Suite B
Clive, IA 50325



By Email:
Lindsey@PeoplesCompany.com

Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Peoples Company. Please make additional copies as necessary. Handwritten bids, if legible, are acceptable. Bids will be accepted by mail or email. Sellers reserve the right to refuse any and all bids or to select the best bid, counter any bids, or remove the property from the market at their sole and absolute discretion. The successful bid may or may not be the highest bid submitted. Should Seller elect to counter any bid, Bidder shall have the right to rescind their bid or make a counteroffer. After this period, the successful Bidder(s) will be notified. Sale of this property is NOT contingent upon Buyer financing. All financial arrangements are to have been made prior to submitting a bid. By submitting a bid, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement. A Bidder that chooses to be represented by a realtor must be registered with a listing broker at least 48 hours prior to bid submittal deadline. Participating Brokers please contact the listing agent for details and forms.

Earnest Money Payment: An earnest money payment of 10% of purchase price, unless otherwise stated on Bid Submittal Form, will be due upon acceptance and notification of successful offer. The earnest money payment may be paid in the form of cash or check. All funds will be held in North Title, Inc.'s Trust Account. (North Title, Inc. 11140 Zealand Ave N., Champlin, MN 55316.

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.

Closing: Closing will take place on or before November 15, 2023 or as agreed upon by the parties, of the awarding of the Property to the successful Bidder(s) subject to preparation and full execution and contract of deeds. Upon acceptance and notification of successful bid, the Buyer will enter into a Real Estate Purchase Agreement and Sales Contract.

Real Estate Taxes: The real estate taxes will be prorated between the Seller and Buyer(s) to the date of closing.

Agency: Peoples Company and Fish MLS Realty and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Possession: Possession of the property will be given at closing.

Contract & Title: The successful buyer will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a Title Commitment at their expense. Sale is not contingent upon Buyer financing.

Utilities: Contact Agent for utility details.

Survey: Sathre-Bergquist, Inc. has surveyed the property and acres. All boundaries in the marketing material are presumed to be accurate according to the available information and knowledge of the Seller and Peoples Company. It will be the responsibility of each buyer to pay for any and all fees to monument boundaries of purchased tracts if they choose to do so. No additional staking will be paid for by the sellers. Contact the listing agent for more details.

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 Peoples Company, or Seller. All bids will be made on a whole dollar amount. Peoples Company and its representatives are agents of the Seller. The winning bidder(s) acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All tract boundaries in the marketing material are presumed to be accurate according to the available information and knowledge of the Seller and Peoples Company. Tract boundaries may vary slightly from the maps stated in the marketing material and will be subject to change. Bidder(s) and their tax, legal, and/or other advisors should perform their own investigation of the property prior to bidding. The brief legal descriptions in the marketing material should not be used in legal documents.

SEALED BID OFFER FORM

Please complete the following form for the Property being bid. Fill in all blanks. For those blanks not applicable to your bid, please write "N/A". Please sign and date in the blanks provided below.

Bids Submitted By:

Company or Name: _____

Contact: _____

Phone: _____

Email: _____

Identify below the offer price, intended use or other issues pertinent to your bid.

*Bids should be total dollar amount

Purchase Offer Terms: _____

Desired Tract(s): _____

Offer Price: \$ _____

Sale of this property is not contingent upon Buyer financing. All financial arrangements are to have been made prior to submitting a bid. By submitting a bid, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

Intended Use of the Property: _____

Other: _____

Submitted this _____ Day of _____, 2023:

Signature

Print Name