



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

**ELK
LAKE**



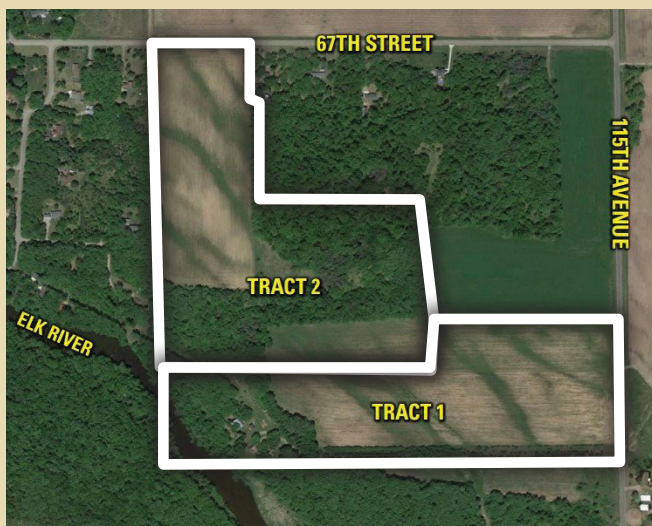
**SUBJECT
PROPERTY**

CLEAR LAKE

US HIGHWAY 10

STATE HIGHWAY 25

BECKER



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**

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!



0 150
SCALE: 1" = 150'

N

S 89°58'25" E 354.26

Field Entrance

Project Benchmark
Elev = 999.00 feet

Field Edge

N 1°13'40" W 538.13

1/2" IP 16095

N 0°49'18" W 1550.00

115th Avenue NE

Field Entrance

C.S.A.H. No. 53

Field Entrance

Field Entrance

Barbwire 2.5' South of property line

East line of the NE 1/4 of Sec. 3, Twp. 34, Rng. 20, S. 1/2

South Sec. 3, Sherburne Co. R.I.

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 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 1215.00 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 Sheryl 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 thereof on file and of record in the Office of the County Recorder in and for Sherburne County, Minnesota.

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 North Quarter; thence South 89 degrees 58 minutes 25 seconds East, along the North line of said North Quarter, a distance of 555.62 feet; thence South 00 degrees 01 minutes 35 seconds West, at a right angle to 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 North Quarter, a distance of 133.67 feet; thence South 89 degrees 58 minutes 25 seconds West, parallel with said North line, a distance of 830.67 feet; thence South 06 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 North 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.

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 North Street; thence South 89 degrees 58 minutes 25 seconds East, along the north line of said North Street, a distance of 555.62 feet; thence South 00 degrees 01 minutes 35 seconds West, at a right angle with the north line of said North Street, a distance of 100.00 feet; thence South 89 degrees 58 minutes 25 seconds East, a distance of 41.07 feet; thence South 01 degrees 13 minutes 40 seconds East, parallel with the west line of said North Street, a distance of 557.63 feet; thence South 89 degrees 58 minutes 25 seconds East, parallel with said north line, a distance of 920.67 feet; thence South 01 degrees 13 minutes 40 seconds East, parallel with the east line of said North Street, a distance of 100.00 feet; thence South 01 degrees 12 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 North Street; thence South 01 degrees 13 minutes 40 seconds East, along said west line a distance of 567.84 feet to the southwest corner of said North Street; thence North 89 degrees 58 minutes 25 seconds West, a distance of 555.62 feet to the northwest corner of said North Street; thence North 89 degrees 58 minutes 25 seconds East, a distance of 41.07 feet to the intersection of the east line of said North Street; thence North 89 degrees 58 minutes 25 seconds East, along said line a distance of 563.00 feet to the point of beginning. Subject to road right of way along the easterly part thereof.

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 01 degrees 13 minutes 35 seconds East, at a right angle with the north line of said NorthEast Quarter, a distance of 1063.00 feet; thence South 89 degrees 58 minutes 25 seconds East, 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, a distance of 1063.00 feet to the intersection of a line which is parallel to said north line of said NorthEast Quarter, a distance of 41.00 feet; thence North 89 degrees 12 minutes 30 seconds East, a distance of 1063.00 feet, more or less, to the east line of said NorthEast Quarter; thence North 00 degrees 49 minutes 18 seconds West, along said east line, a distance of 1550.00 feet, to the northeast corner of said NorthEast Quarter; thence North 00 degrees 49 minutes 18 seconds East, along the northeast line of said NorthEast Quarter, a distance of 354.26 feet to the northeast corner of BREEN ACRES, a plot recorded in Sherburne County Records 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 538.13 feet to the intersection of a line which is parallel to said north line of said NorthEast Quarter; thence North 89 degrees 58 minutes 25 seconds East, along the east line of said NorthEast Quarter, 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 East, along the north line of said NorthEast Quarter, a distance of 1063.00 feet to the point of beginning.

Subject to road right of way along the northerly and easterly parts thereof.

- Denotes found iron monument
- Denotes set iron monument capped 47466
- Denotes set nail
- Denotes found cast iron monument
- Denotes found metal disk
- ⚡ Denotes power pole
- ⌚ Denotes telephone pedestal
- ⚡ Denotes electric meter
- Denotes well
- ⚡ Denotes propane tank
- ⌚ Denotes telephone pedestal
- Denotes septic cleanout
- Denotes sanitary manhole

LS 16095	Denotes Dennis Pederson, LS
LS 8194	Denotes John Oliver, LS
LS 47466	Denotes Craig Wensmann LS
	Denotes bituminous surface
	Denotes concrete surface
	Denotes gravel surface
	Denotes barbwire fence
	Denotes stone wall
	Denotes overhead electric
	Denotes trees line
	Denotes right of way
	Denotes existing adjoints
	Denotes water edge
	Denotes field edge

Certificate of Survey
Terri Starkey
Sec. 3, Twp. 34, Rng. 29
Sherburne County, MN

SHEET NO. _____

**BOGART, PEDERSON
& ASSOCIATES, INC.**

LAND SURVEYING
CIVIL ENGINEERING

1908 EAST STREET, BECKER, MN 55308-0322
TEL: 763-262-8522 FAX: 763-262-8844

I hereby certify that this survey, plan, or map was prepared by me or by a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: *Sharon Pederson*
Sharon Bollman

REV NO.	DATE	DESCRIPTION
	DATE: 3/30/21	
	DESIGN BY: _____	
	DRAWN BY: CK	
	CHECKED BY: CAW:ssb	
	DWG FILE: 21-0081COS	
	FILE NO.: 21-0081.00	

TRACT ONE 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 Address: 7180 115TH AVE SE CLEAR LAKE MN

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.

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

4. Credits that reduce property taxes:

A. Agricultural and rural land credits

B. Taconite tax relief

C. Other credits

5. Property tax after credits

PROPERTY TAX BY JURISDICTION

6. County

7. City or Town

8. State General Tax

9. School District: A. Voter approved levies

0742 B. Other local levies

10A. Special taxing district

B. Tax increment

C. Fiscal disparity

11. Non-school voter approved referenda levies

12. Total property tax before special assessments

SPECIAL ASSESSMENTS

13A.

B.

C.

14. Total property tax and special assessments

ISSUED: 04/12/2022

2022 Property Tax Statement

VALUES & CLASSIFICATION	
Taxes Payable Year: 2021 2022	
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 RV HSTD	AG HMSTD
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	
<input type="checkbox"/>	2,062.00
2,054.00	
3,483.43	2,235.75
603.43	173.75
2,880.00	2,062.00
1,441.89	963.85
547.99	341.06
214.44	198.76
675.68	558.33
2,880.00	2,062.00
2,880.00	2,062.00

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.

Make checks payable to:
Sherburne County
Auditor/Treasurer

CASH ☐
CHECK ☐
COUNTER ☐
MAIL ☐

Mail to: Diane Arnold
Auditor/Treasurer
13880 Business Ctr Dr
Elk River, MN 55330

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

\$30.00 service charge for all returned checks.

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

ISSUED: 04/12/2022

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

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.

Make checks payable to:
Sherburne County
Auditor/Treasurer

CASH ☐
CHECK ☐
COUNTER ☐
MAIL ☐

Mail to: Diane Arnold
Auditor/Treasurer
13880 Business Ctr Dr
Elk River, MN 55330

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

\$30.00 service charge for all returned checks.

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

ISSUED: 04/12/2022

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

10000002010310002022001495

00000103100000002062003

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: 20-103-1210

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

2022 Property Tax Statement

VALUES & CLASSIFICATION	
Taxes Payable Year: 2021 2022	
Estimated Market Value:	170,400
Deferred Market Value:	GA 111,800
Homestead Exclusion:	
Taxable Market Value:	111,800
New Improvements/	
Expired Exclusions:	
Property Classification:	- N/A -
Sent in March 2021	
STEP 1	
STEP 2	
STEP 3	
PROPOSED TAX	
Proposed Tax:(excluding special assessments)	430.00
Sent in November 2021	
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.	
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	87.22
8. State General Tax	
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.

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Sherburne County
Auditor/Treasurer

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CHECK ☐
COUNTER ☐
MAIL ☐

Mail to: Diane Arnold
Auditor/Treasurer
13880 Business Ctr Dr
Elk River, MN 55330

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

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

\$30.00 service charge for all returned checks.

ISSUED: 04/12/2022

10000002010312102022049880

000000000000000000432005

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.

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COUNTER ☐
MAIL ☐

Mail to: Diane Arnold
Auditor/Treasurer
13880 Business Ctr Dr
Elk River, MN 55330

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

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

\$30.00 service charge for all returned checks.

ISSUED: 04/12/2022

10000002010312102022049880

000000000000000000432005

PHOTOS

Tract 1



Tract 2



**BIDDING
ENDS**

JUNE

28th

6:00 PM

AUCTION TERMS & CONDITIONS

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
WEINZETL**

763.300.5055

Michelle@PeoplesCompany.com

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

**PeoplesCompany.com
Listing #16161**





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Listing #16161

June 28th, 2022

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