

82.4 SURVEYED ACRES - ½ MILE OF SHORELINE ON JOHNSON LAKE, POPE COUNTY

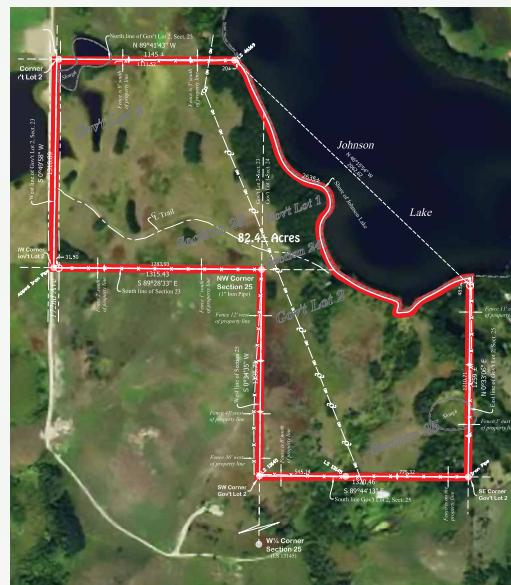
AUCTION

**ONLINE ONLY - BIDDING OPENS 9:00 A.M. JUNE 7;
BIDDING CLOSSES 5:00 P.M., THURSDAY, JUNE 16, 2022**

Property Viewing Dates: Sunday, May 15, 1:00 - 3:00 p.m. & Sunday, May 29, 1:00 - 3:00 p.m.

Land Location: From Sunburg MN, go west on Hwy 9 to Hwy 104, then north on Hwy 104 for 7 miles to 312th street, then west on 312th Street for 1 1/4 miles, then south on 172nd Avenue 3/4 of a mile. Property will be on your left - watch for Fladeboe Land signs.

Auctioneers Comments: 10,000 years ago the advance of the glacier stalled, then slowly melted over time, and it left behind one of the most stunning natural landscapes in all of Minnesota. The glacier had carved this property, 82.4 dramatic acres of steep rolling hills with views as far as the eye can see, and a glacier lake, what the old timers called "fish lake." Later, it was named Johnson Lake, after the Johnson family who settled on this property with their 13 children in a log cabin in the 1890's. With a depth of 36 feet, Johnson Lake is known for bass, northern, sunfish and large crappies, and the only access to it is through private landowners. Across the ridges and burr oak woods roam deer, turkey and an abundance of wildlife. The property has electricity, trails, and a stream that outlets the lake by running through the south 40. The owner, Jerry Skarpness, has created a park-like setting adjacent to the lake where he installed a dock for his friends and neighbors to swim and fish during our classic Minnesota summer days. Jerry has been an outstanding caretaker of this land since 1988, taking steps to preserve the natural prairie by eliminating cedar trees, planting several stands of norway pine and spruce, and selectively grazing it with his cattle to control invasive weeds. He has loved the property dearly, but now in his early 70's he believes the time has come for another family or entity to have the rights of stewardship and ownership. The property is located near the iconic Ordway Prairie scenic overlook on Highway 104 and Sheepberry Fen, a preserve owned by The Nature Conservancy. This is truly a once in a lifetime property. Please email, text or call Glen Fladeboe at Glen@FladeboeLand.com or 651-208-3262 with questions. Glen Fladeboe & Kristine Fladeboe Duininck



Owner: Jerry Skarpness

Go to FladeboeLand.com or scan the QR code to look at the drone video, pictures, lake map & survey



FLADEBOE LAND

Kristine Fladeboe Duininck
- Broker - 320-212-9379

Glen Fladeboe 651-208-3262

Dale Fladeboe 320-894-9392



Auction Terms: The successful bidder will enter into a noncontingent, AS-IS purchase agreement and deposit \$25,000 as earnest money in the form of a cashier's check. The nonrefundable check should be made out to Fladeboe Land Trust Account. Buyer's premium will apply. All parties will need to preregister, submit earnest money funds and agree to auction terms prior to bidding on the online auction. Official auction terms take precedence over printed and marketing material. To register, contact Glen Fladeboe at 651-208-3262 or email Glen@FladeboeLand.com. Closing will be executed on or before August 15, 2022 with the Wilcox Law firm in Benson, MN

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.