



Stunning Renovated Farmhouse on 25 Acres & Beautiful 115 Acre Parcel with Over 105 CRP Acres!

ONLINE ONLY AUCTION

BIDDING OPENS WEDNESDAY, AUGUST 9 • 8:00 A.M.

BIDDING CLOSSES Wednesday, August 16, 2023 • 2:00 p.m.

PARCEL 1:

25.25+/- Surveyed Acres of scenic land overlooking Lake Kasota that includes a building site in a private setting with an updated and well-kept beautiful home, outbuildings, 1.28 Acres of CRP & recreational land.

Building Site Address: 3855 105th St SE, Kandiyohi, MN

Land Location: Take Hwy 12 west of Kandiyohi to Co Rd 8, go south 3 miles to 37th Ave SE, turn east and drive 2 miles to 105th St SE, turn right and follow road to building site. Watch for signs. Both parcels are located in Section 25 of Kandiyohi Twp (119), Range 34. Go to FladeboeLand.com to view survey and legal descriptions.

PARCEL 2:

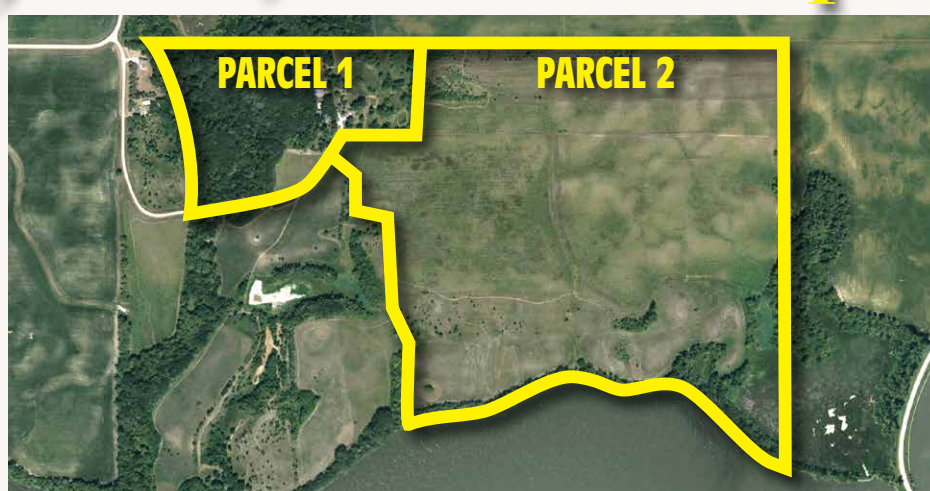
115.93+/- Surveyed Acres, which includes 105.24 +/- Acres of income producing CRP Land. This parcel includes 2,476+/- feet of shoreline on Lake Kasota.

PROPERTY VIEWING DATES:

Thursday, June 29 from 6:00 p.m. to 7:00 p.m.

Tuesday, July 11 from 6:00 p.m. to 7:00 p.m.

Friday, August 4 from 3:00 p.m. to 4:00 p.m.



Auctioneer's Note: Simply put, this is a stunning property that ranks as one of the most beautiful that we have sold in the history of our business. Drs. Lee and Susan Cafferty have spent the last 30 years of their lives renovating, improving and caring for the house and the land, and through their stewardship and efforts are passing along a house and acreage for the ages. From the farmhouse that has been raised with a new foundation, new kitchen, high ceilings, central air conditioning, attached garage to outbuildings for gardening and ample storage, the attributes of the homesite and acreage goes on and on. The building site has significant prairie and views of Lake Kasota, is protected by a grove of mature and majestic oak trees, has a stream that runs through it with a trail system and best of all, the privacy of being on a dead end road. The CRP parcel offers income producing acreage while enjoying over 115 acres of private, recreational land with nearly 2,500 feet of shoreline on Lake Kasota. Go to FladeboeLand.com to view extensive interior & exterior photos of the home, a drone video and aerial photos. We invite you to join us at an upcoming open house date – this is a property you won't want to miss.

-the Fladeboe Land Team

Drs. Lee & Susan Cafferty, Owners



FLADEBOE LAND

Kristine Fladeboe Duininch
- Broker - 320-212-9379

Kristine@FladeboeLand.com

Glen Fladeboe 651-208-3262

Glen@FladeboeLand.com

Dale Fladeboe 320-894-9392



Auction Terms: The successful bidder(s) will pay down \$25,000 per parcel as earnest money on auction day in the form of a cashier's check. The non-refundable check should be made out to Fladeboe Land Trust Account. All parties will need to preregister and agree to auction terms prior to bidding on the online auction. The successful bidder(s) will enter into a non-contingent, AS-IS purchase agreement on auction day. Buyer's premium will apply. Final price will be calculated by the number of deeded acres as per the survey. Closing will be executed on or before September 27th, 2023, with attorney Brad Schmidt, in Willmar, MN. Official auction terms take precedence over printed and marketing material. To register, contact Glen at 651-208-3262 or email Glen@FladeboeLand.com or contact Kristine at 320-212-9379 or email Kristine@FladeboeLand.com.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.