

LAND AND HOME AUCTION



6.95 AC± | 3 TRACTS | TODD CO, MN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/13/24 | **AUCTION TIME:** 10 AM CT

AUCTION LOCATION: CITY PARK BUILDING
405 DE GRAFF AVE, SWANVILLE, MN 56382

OPEN HOUSE: 8/3/24 | 12-3 PM | 32951 FLICKER ROAD, BURTRUM, MN 56318

Welcome to the Kroll Auction located just south of Pillsbury, MN on Little Swan Lake. This auction will consist of three tracts including a lake lot, an older home and outbuildings, and a beautiful home built in 2019 with a heated attached garage, a shop, and a pond. Whether you are looking for a comfortable lake lot to camp on, a forever home, a rental, a lake cabin, an investment or just a place to set down some roots, these three tracts offer all of that and more. I welcome you to come bid your price on August 13th at 10:00 AM CT at the Swanville City Park Building or online at www.ranchandfarmauctions.com.



TRACT 1 DESCRIPTION .31 +/- ACRES:

This lake lot is the perfect spot for a weekend getaway in an area and on a well-known lake for peaceful recreation and fishing. Little Swan Lake is a deep, clean, cool lake that boasts excellent bass, bluegill and crappie fishing. Pike are also prevalent with an abundance of smaller good-eating sized pike with a chance at hooking into a solid 30+ inch. There are walleye, but they are not the main targeted fish. This lot is not buildable, but it is perfect for camping or would go great with either Tract 2 or 3. I invite you to come bid your price on auction day.

Taxes: TBD
Brief Legal: 32951 Flicker Rd, Burtrum, MN, 56318
Lat/Lon: 45.92663, -94.68595
Zip Code: 56318

TRACT 2 DESCRIPTION .92 +/- ACRES:

Here we have comfortable country living right across the road from Little Swan Lake. This older 5 bed 1 bath home has had some very nice updates including a steel roof, new flooring, tongue and groove walls, newer appliances, a newer furnace and water heater and a compliant septic system. This home would be the perfect starter home, guest house or even lake cabin. Tract 1 lake lot would complement this house perfectly. It also has two older outbuildings, one being a large 3-stall garage/shop and the other an old grainery-style building. If you are looking for a starter home, guest home or potentially a lake cabin then I'd like to invite you to bid your price on auction day.

TRACT 3 DESCRIPTION 5.72 +/- ACRES:

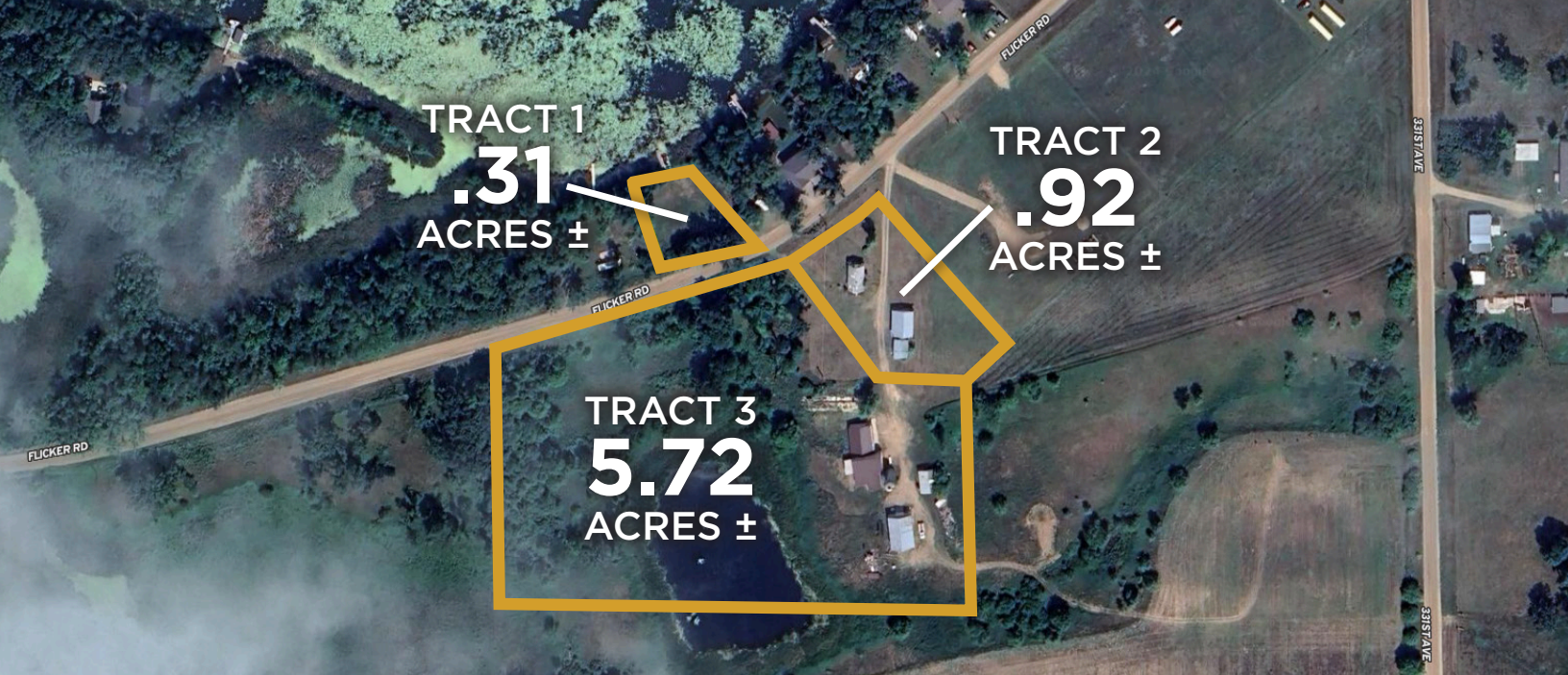
This wonderful 2 bed 2 bath home sits on just shy of six acres across the road from Little Swan Lake. Boasting top-end finishes, nice appliances, in-floor heat throughout the home, vaulted ceiling, main floor laundry, jetted tub and a fireplace, you will be hard-pressed to find this much comfort that compliments the land and outbuildings as much as this home does. The loft can be used as a second bedroom, office or lounging area. It has its own bathroom and walk-out deck that overlooks the pond. The attached 3-stall garage is insulated and has in-floor heat throughout. There are two outbuildings including a 30x48 shop with a concrete floor and an older style drive-through shed. If you picked up Tract 1 and 2 to go along with this tract you'd have the perfect combination of permanent living with lake access and a guest house or rental. I welcome you to bid your price on this fine tract on auction day.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JASON ZIEGLER, AGENT: 701.367.2376 | jason.ziegler@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (40316821) | Jeff Evans, Minnesota Broker, License # 40316820
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jason Ziegler, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 701.367.2376



6.95 AC± | 3 TRACTS | TODD CO, MN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/13/24 | **AUCTION TIME:** 10 AM CT

AUCTION LOCATION: CITY PARK BUILDING
405 DE GRAFF AVE, SWANVILLE, MN 56382

OPEN HOUSE: 8/3/24 | 12-3 PM | 32951 FLICKER ROAD, BURTRUM, MN 56318



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JASON ZIEGLER, AGENT: 701.367.2376 | jason.ziegler@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (40316821) | Jeff Evans, Minnesota Broker, License # 40316820
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jason Ziegler, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 701.367.2376