

BECKER COUNTY

Minnesota

BIDDING STARTS DECEMBER 9, 2024 AT 8:00 AM (CDT)

ONLINE ONLY AUCTION

BIDDING ENDS DECEMBER 12, 2024 AT 11:00 AM (CDT)

92

**TOTAL ACRES M/L
OFFERED IN TWO TRACTS**

Lindsey Brown

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Listing #17948

 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS

About the Land

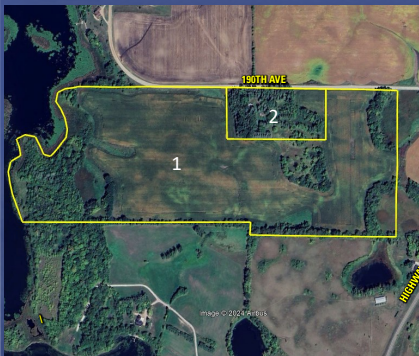
Peoples Company and Spilde Summer Realty are pleased to bring to market this expansive 92-acre m/l lot on the shores of Little Cormorant Lake. This property will be sold as two (2) tracts. Tract 1 is an 83-acre m/l lot, that offers a unique blend of privacy and access, perfect for a future home or retreat. Featuring 1850 feet (m/l) of lake frontage, the property boasts stunning views and a gentle slope down to the lake, ideal for lakeside enjoyment. Mature trees line the southern edge, providing a natural barrier and adding to the secluded feel. Tract 2 is a 9-acre m/l farmstead that has mature trees and good access. There is power to the farmstead. Meadowland Surveying will be completing the farmstead survey. These tracts are located on 190th Avenue, just a short drive south of Audubon, MN, this land offers both the tranquility of nature and the convenience of nearby amenities. It's an exceptional opportunity for those looking to build a lakeside getaway or invest in prime Minnesota land.

Directions In Audubon, MN at the intersection of Highway 10 and County Highway 11, drive south on Highway 11 for 2.8 miles to 190 Avenue. Then turn right on 190th Avenue and drive west for 0.5 mile. This will put you in the middle of the property on the north side. Watch for the Peoples Company signs.

Tract 1: 83 Acre M/L lot

Tract 2: 9 Acre M/L Farmstead

ONLINE ONLY AUCTION



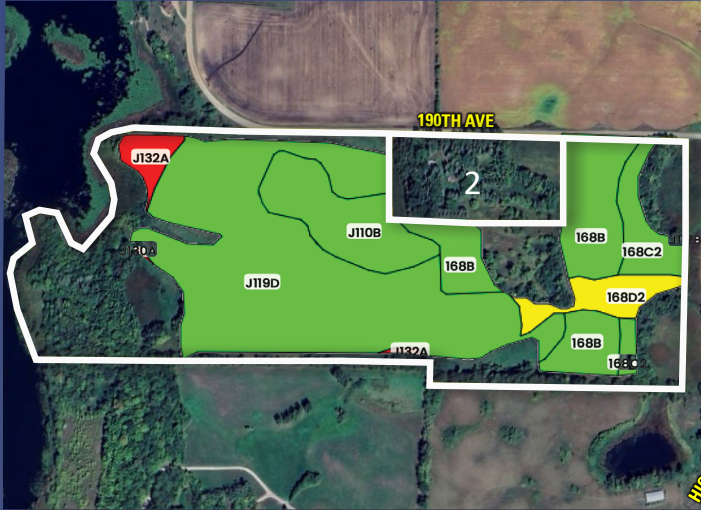
Tract 1:

This expansive 83 acre m/l lot on the shores of Little Cormorant Lake offers a unique blend of privacy and access, perfect for a future home or retreat. Featuring 1850 feet M/L of lake frontage, the property boasts stunning views and a gentle slope down to the lake, ideal for lakeside enjoyment. Mature trees line the southern edge, providing a natural barrier and adds to the secluded feel. Located on 190th Ave, just a short drive south of Audubon, MN, this land offers both the tranquility of nature and the convenience of nearby amenities.

Tract 2:

Tract 2 is a 9 acre m/l farmstead (TBD by survey) with an old two story farmhouse structure. The property has mature trees on all sides and there is power to the building site. The farmstead is adjacent to 190th Ave. This is opportunity to purchase a private lot with unlimited potential.

BECKER COUNTY



Tract 1 Is a 83 Acre M/L lot on the shores of Little Cormorant Lake, featuring 1850 feet Acre M/L of lake frontage

Farm Details

Acres: 83 Acres M/L **Parcel Number:** 02.0241.000

Net Taxes: \$5,116.00 **Productivity Index:** 76

Tract 2 Is a 9 Acre M/L farmstead, with an old two story farmhouse structure

Farm Details

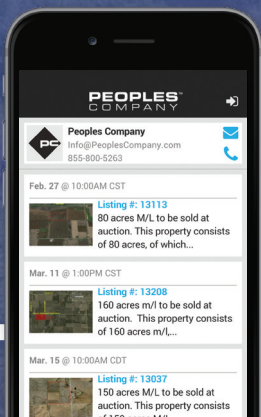
Acres: 9 Acres M/L **Parcel Number:** TBD

Net Taxes: TBD

Tract 1 Tillable Soils

Code	Soil Description	Acres	% of Field	Code	MN CPI
J119D	Barnes-Svea-Buse complex	28.64	54.90%		70
168B	Forman clay loam	9.95	19.07%		94
J110B	Aazdahl-Formdale-Balaton clay loams	6.16	11.81%		93
168C2	Forman-Buse complex	3.34	6.40%		80
168D2	Forman-Buse complex	2.55	4.89%		64
J132A	Quam-Cathro-Lakepark complex	1.47	2.82%		15
J130A	Quam and Cathro soils	0.05	0.10%		5
J112B	Aazdahl-Quam-Lakepark complex	0.00	0.00%		93
Weighted Average					76.0

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ONLINE ONLY AUCTION (CDT)
Bidding Ends December 12, 2024 at 11:00 AM

Bid online at PeoplesCompany.com or use our mobile bidding app by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



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

Terms and Conditions

Sellers: Robert Olek and Brad Olek

Tract 1: NW1/4 NE1/4 & Lot 2 Less 6 Rods and 9-acre m/l farmstead (being surveyed by Meadowland Surveying) in 33-139-42 in Becker County, MN (83 acres m/l.)

Tract 2: 9-acre m/l farmstead in 33-139-42 in Becker County, MN (TBD by Meadowland Survey.)

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders will be accessing this auction online by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Offering Becker County, Minnesota land through an ONLINE-ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding will go live on Monday, December 9, 2024, at 8:00 A.M. and will remain open until Thursday, December 12, 2024, at 11:00 AM Central Time Zone (CDT) with closing taking place on or before January 21, 2025. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to the close of the 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 & Possession: A 10% earnest money payment is required upon the conclusion of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held in the Minnesota Title Company's Trust Account. This property is under a cash rent contract for the 2024 cropping season.

Closing: Closing will occur on or about January 21, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Minnesota Title Company's Trust Account, the required earnest money payment. The Seller will provide a current abstract at their expense. The 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. All bids will be on a per-acre basis. Seller reserves the right to accept or reject any and all bids. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Abstract.