



ONLINE ONLY

— AUCTION —



BECKER COUNTY, MN

Bidding will go live on Monday, June 9th, 2025 at 8:00 A.M. and will remain open until Wednesday, June 11th, 2025 at 10:00 A.M. (CDT) .

213.65

ACRES M/L

LINDSEY BROWN | 701-371-5538

Lindsey@PeoplesCompany.com | MN LIC 40260937





Peoples Company is pleased to present this 213.65 acre m/l property. Hunters and outdoor enthusiasts alike will appreciate the potential of this property, just ten minutes from Detroit Lakes, MN, off Schram Road. This property has it all: a blend of sprawling grasslands and thick woods that creates a perfect habitat for a variety of wildlife. Whether you're pursuing deer, turkey, or small game, this combination of habitats is perfect for numerous opportunities for both hunting and exploration.

The open fields, woodlands, and marshes will attract deer, small game, and gamebirds, making every trip out worthwhile. The woodlands offer the ideal cover for those elusive bucks and the thrill of the chase. The ponds on the property offer locations to set up deer blinds or stands for the perfect location to bag your next trophy mount. Envision those early morning hunts, listening for the sounds of the deer or turkeys as the sun rises. The adjacent marsh adds another layer of diversity that may also draw in wildlife throughout the year.

With its proximity to Detroit Lakes, this land strikes a perfect balance between seclusion and convenience. It's a sanctuary where you can escape the noise of the city, reconnect with nature, and make memories that will last a lifetime. For anyone seeking a piece of paradise, this property is a must-see.



AUCTION DETAILS & TERMS

Becker County, Minnesota - Online Only Auction

213.65 Acres M/L

Bidding opens: Monday, June 9th, 2025 at 8:00 AM (CDT)

Bidding ends: Wednesday, June 11th, 2025 at 10:00 AM (CDT)

Sellers: Jehu David McJunkin Revocable Trust

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, June 9th, 2025 at 8:00 A.M. and will remain open until Wednesday, June 11th, 2025 at 10:00 A.M. (CDT). 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.

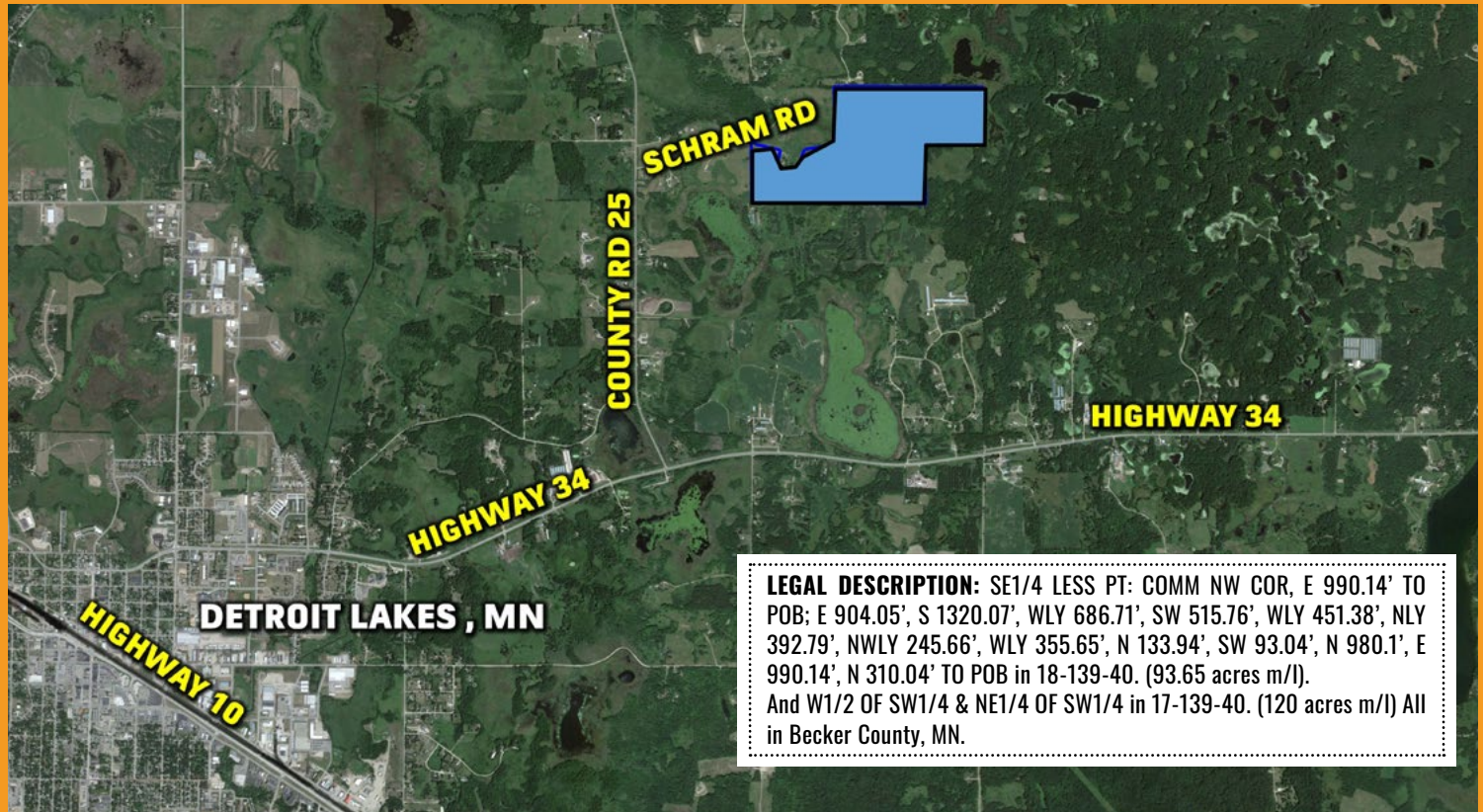
Co-Broker: Co-Broker must register the client 24 hours prior to the Auction date by filling out our Broker Registration Form.

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 Title Company's Trust Account.

Closing: Closing will occur on or before July 16th, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

DIRECTIONS

From the intersection of Hwy 10 and Hwy 59 in Detroit Lakes, MN drive northeast on Hwy 59 for .20 miles to MN Hwy 34, then turn right on Hwy 34 and drive east for 3 miles to County Hwy 25. Then turn left and drive north on County Hwy 25 for 1.3 miles to Schram Road. Turn right on Schram Road and drive one half mile. This will put you at the NW corner of the property.



LEGAL DESCRIPTION: SE1/4 LESS PT: COMM NW COR, E 990.14' TO POB: E 904.05', S 1320.07', WLY 686.71', SW 515.76', WLY 451.38', NLY 392.79', NWLY 245.66', WLY 355.65', N 133.94', SW 93.04', N 980.1', E 990.14', N 310.04' TO POB in 18-139-40. (93.65 acres m/l). And W1/2 OF SW1/4 & NE1/4 OF SW1/4 in 17-139-40. (120 acres m/l) All in Becker County, MN.

NET TAXES: \$2,772. | LISTING: #17869 | ADDRESS: County Road 25 and Schram Road, Detroit Lakes, MN 56501

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with The Title Company 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.

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 select it. To participate in that auction click REGISTER TO BID. From there you will need to create a bidder account. Once that is created you can bid on any of our Online Auctions.

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12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17869



SCAN TO VIEW THIS
LISTING ONLINE!

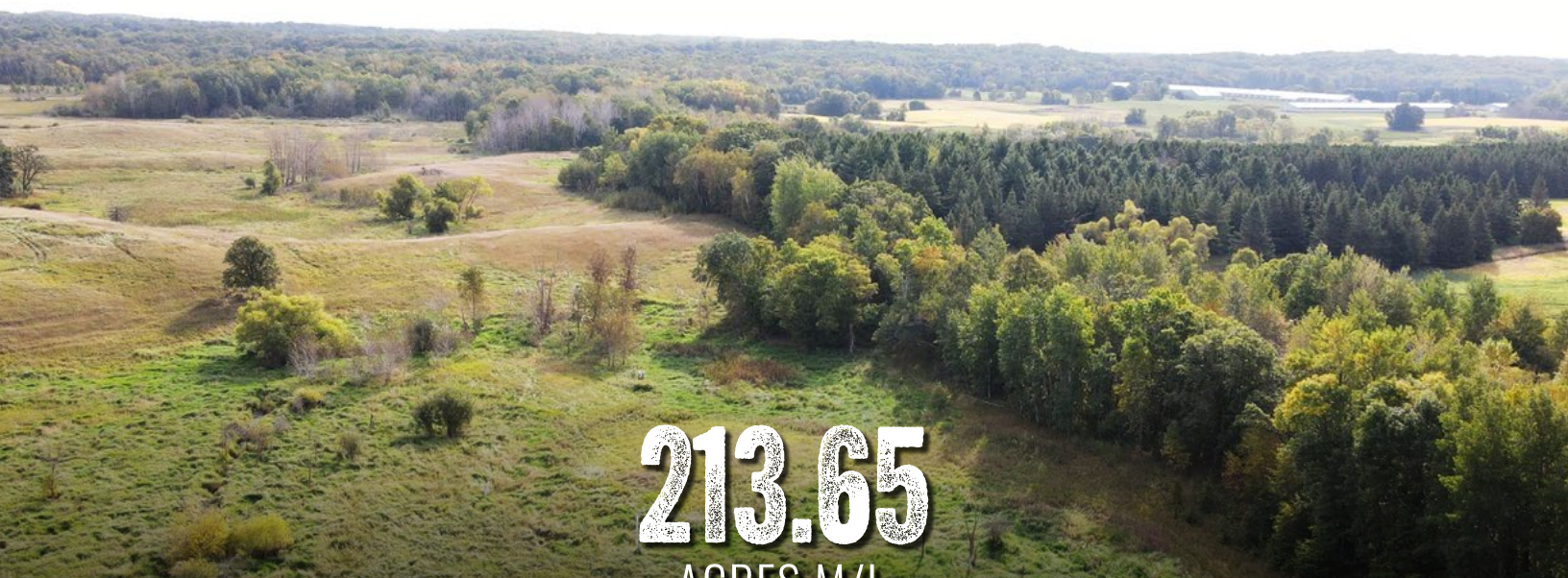


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