

# BUILDING SITE AUCTION

**Thursday, July 14, 2022 at 6:30 P.M.**  
**Auction Held at: 1910 County Hwy 13 Lake Benton, MN**



**OPEN HOUSE: Thursday, June 16, 2022**  
**6 p.m. – 8 p.m. | Other times by Appointment**



 – Indicates parcel for auction.

## PROPERTY DESCRIPTION

*Building Site on 3.99 Acres(+/-) in Lincoln County, Diamond Lake Township, Section 16, Township 110 N, Range 45 W*

**LEGAL DESCRIPTION:** Part of the Southwest Quarter of the Southwest Quarter of Section 16, Township 110 North, Range 45 West, Lincoln County, State of Minnesota.

### PROPERTY INCLUDES:

- 1 ½ Story 3 Bedroom 1 Bath Home with High Efficiency Propane Forced Air Furnace, Well Easement, & 28' x 28' Attached Garage
- 40' x 60' Machine Shed w/ Electrical Service
- 24' x 34' Wood Barn with 18' x 40' and 32' x 54' Pole Shed Addition
- 8' x 10' Storage Shed
- 14' x 18' Storage Shed
- 20' x 24' Granary Storage Shed
- 2.89(+/-) Acres Tillable Land Crop Efficiency Rating 65.00

**AUCTION TERMS:** 15% Non-Refundable Down Payment due Day of Auction; Balance due in 45 days when clear title will be provided. 2022 Property Taxes paid by seller. Septic System currently not in compliance. Property will be sold "As Is." Buyer will be responsible to upgrade septic system. Announcements made day of sale take precedence over written ads. No Buyer's Premium.

**ABT Acres Trust; Eric & Angela Herschberger, owners**  
**Closing Attorney for Seller: Qualley Boulton Law Firm • Canby, MN**



**Darrell Regnier & Associates – Lic #87-14 - Canby, MN**  
**507-223-5917 • 507-828-7383 • www.regnierauction.com**

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