



TIMED ONLINE AUCTION

21803 370th Ave SE, Trail MN

OPEN HOUSE:
MONDAY, JUNE 25
4-7 PM
OR BY APPOINTMENT
@ 218-689-5760

CAROL CONNELL, OWNER

Closes Thursday, June 28, 2018 ~ 7 pm

Directions From Trail, MN- Go 6 Miles North On 370th Ave SE, From The North Side Of Oklee- Take Co. Rd. 6 - 8 Miles To 370th Ave SE Go 1/4 Mile North To 21803, Roads Will Be Marked

REAL ESTATE



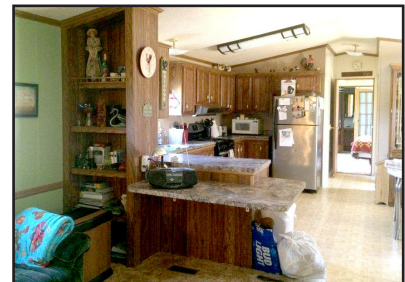
Part of Real Estate Legal Description Section 31 Twp: 151,
Range 039, Block: Polk County Lot Deeded Acres 5.69

Real Estate Consists of 5.69 acres with 34x56ft. Barn w/14ft. Lean & 20ft. Lean and 24x36ft. Garage w/concrete floor (was being used as shop). Plus with a very nice yard and mature windbreak w/some younger trees on the north and south sides.

With This Real Estate selling is a 1988 16ft.x80ft. Highland home w/24x10ft. enclosed porch. Home includes appliances and has 3 bedrooms, 1 full bathroom, 3/4 bathroom, Utility room, Kitchen, Dining Area, Living Room, ready to move into. The home has metal roof w/vinyl siding and windows have been updated. Home is Serviced by 100 Amp Service, Natural Gas Furnace.

Farmstead Has a Flowing Well with a Pressure System. Home is Serviced With a Septic System with Drain Field.

More Information, Photos & Online Bidding at www.mcmullensales.com



Terms and conditions - The successful bidder shall enter into purchase agreement immediately following the auction with non-refundable earnest money down of 5% of auction price which will be held in escrow. The balance is due and payable day of closing which will be no later than 60 days from Auction date. Real estate taxes will be prorated from date of closing. The buyer shall pay for any title opinion or title insurance. Square footage, dimension amounts are based upon information provided by the seller and are believed to be correct. Owners of Real Estate reserves the right to approve final bid. Auctioneer statements take precedence over all printed material. Real Estate Auction is under direction and supervision of McMullen Realty LLC, Brokerage.

CALL ON US - "The Auction Team That Goes To Work For You"

McMullen Realty LLC.



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This Auction Conducted, Managed & Clerked By

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View additional photos at www.mcmullensales.com • email: mcmullensales@mncable.net