

MULTIPLE PARCEL CHIPPEWA COUNTY FARMLAND & BUILDING SITE REAL ESTATE

AUCTION

Granite Falls, MN • Friday, December 14, 2018 • 10:00 a.m.

±222.6 ACRES OF CHIPPEWA CO. FARMLAND & BUILDING SITE LOCATED IN SECTIONS 5, 8, 9 & 16 OF GRANITE FALLS TWP, T-116 & 115 N, R-39-W

Granite Falls: Four miles north on County Road 5 (Asbury Corner), 1.5 miles west on County Road 15. *Watch for Henslin Auction Signs.*



Parcel 1: 40.1 Acres, CPI 94.7
Parcel-2: 80.4 Acres,
with 3.78 Acres in CRP \$190 Per Acre until 2028, CPI-86.6
Parcel 3: 5.1 Acres Building Site
Parcel 4: 35.2 Acres, CPI 87.9
Parcel 5: 38.1 Acres, CPI 85.2
Parcel 6: 23.7 Acres, CPI 77.3

BUILDING SITE FEATURES:

Lot Size: 5.1 Acres Building Site
 Living Room: 13.6' x 28'
 Dining Room: 11.6' x 20.6'
 Kitchen: 10' x 12'
 Laundry: 6.9' x 10.6'
 with Full Bathroom 5' x 7'
 Master Bedroom: 12' x 14'
 with Large Closets
 Main Floor Bedroom #2: 10.6' x 13'
 Basement Bedroom #3: 11.9' x 13'
 Basement Bedroom #4: 12.9' x 13'
 Main Floor Bathroom: 7' x 8'
 Basement Floor Bathroom: 7' x 8'
 Basement Family Room: 20.6' x 24'
 Basement Work Shop: 17' x 24.6'
 Double Sided Main Floor Wood Fire Place
 Full Basement with Walk Out
 Wood Fire Place In Basement

Attached Garage: 24' x 26'
 with 7' x 16' Overhead Door & Opener
 Heating Pump with Central Air
 Steel Siding
 Asphalt Shingles
 Newer Electric Water Heater
 Amana Refrigerator Bottom Freezer
 Built In Maytag Dishwasher
 Frigidaire Microwave
 Island with Electric Cook Top
 Built In Oven
 Garbage Disposal
 Water Softener
 200 Amp Breakers
 Lots of Closets On Main Floor
 42' x 82' Machine Shed
 with 2 Sliding Doors, 1 Service Door

OPEN HOUSE DATES:

Tuesday, December 4, 12:00 Noon - 1:00 p.m.
 Tuesday, December 11, 12:00 Noon - 1:00 p.m.

AUCTION TO BE HELD AT:

The Kilowatt Community Center
 600 Kilowatt Drive • Granite Falls, MN
Watch for Henslin Auction Signs

THE HAROLD DAHL TRUST

- DAHL ESTATE -



Bird Island, MN (320) 365-4120

Call Today For Your Auction!



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Auction Terms: To attend auction and receive a bidding number, buyer's must present auction company with certified funds of \$20,000 for parcels 1, 2, 4, 5 & 6; \$10,000 for parcel 3. This money will be required as a non-refundable down payment when signing the purchase agreement immediately following the auction for each parcel. Possession of the land will be granted after closing. Buyer's Premium will apply. For more information, aerial drone videos and pictures, visit us at www.henslinauctions.com

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