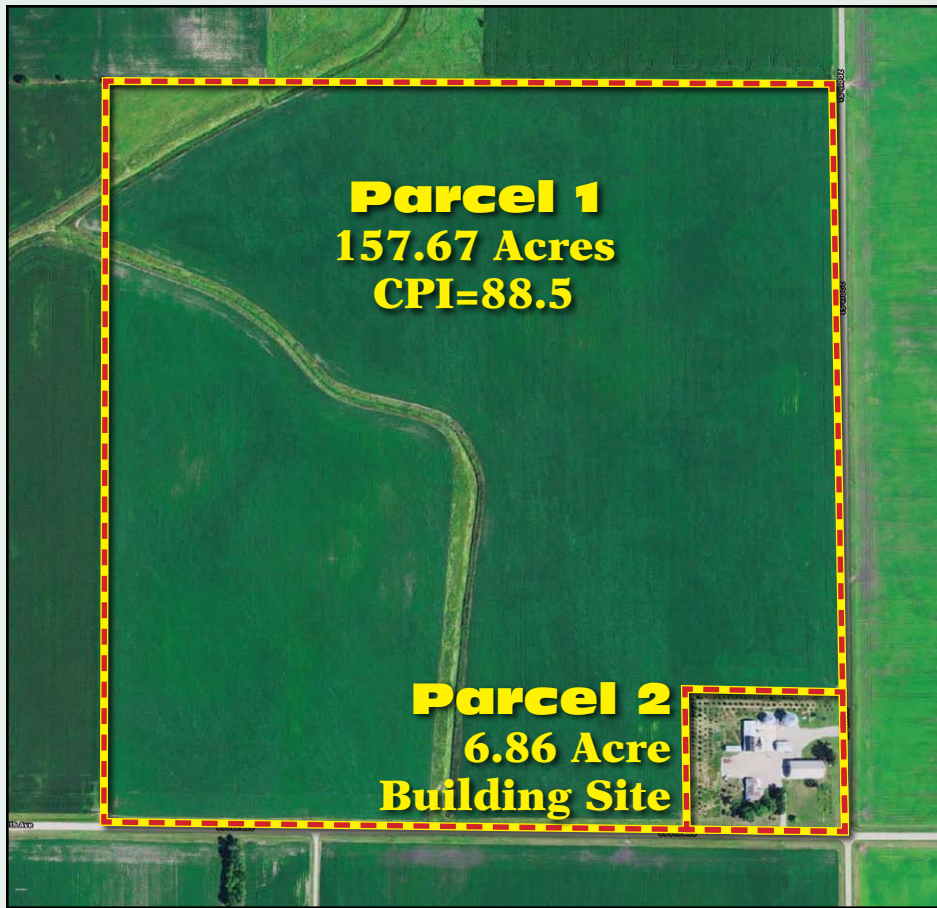


MULTIPLE PARCEL RENVILLE COUNTY FARMLAND & BUILDING SITE REAL ESTATE AUCTION

Sacred Heart, MN • Saturday, March 2, 2019 • 10:00 a.m.

AUCTION TO BE HELD AT: Sacred Heart Community Center • 309 1st Ave Sacred Heart, MN 56285 • (Watch For Henslin Auction Signs!)
DIRECTIONS TO PROPERTY: From Sacred Heart, MN: Two miles east on Highway 212, then six miles north on County Road 12, then one mile east on County Road 64; From Clara City, MN: Three miles east on Highway 7, then four miles south on County Road 1, then one mile east on County Road 64; From Renville, MN: Six miles north on County Road 6, then three miles west on County Road 64; Watch for Henslin Auction Signs.



PARCEL 2: 6.86 Acre Building Site with Home, Grain Storage Facility (Grain Dryer), Machine Shed/Outbuildings

PARCEL 2 HOME FEATURES:

- Exterior: Vinyl & Brick
- Front Porch 8.5' x 15.3', Exposed Aggregate
- 2011 Addition, in floor heat (entry bath laundry & garage)
- Living Room: 13 x 21'
- Dining Room/Kitchen: 13.4' x 21.5', Ceiling Fan, Walk Out Patio
- Master Bedroom: 11.6' x 13.2', Walk-in Closet
- Bedroom 2: 11.8' x 18.2', Ceiling Fan
- Bedroom 3: 11.9' x 13.6'
- Bedroom 4: 14.9' x 28.9', Ceiling Fan/Bonus Room
- Dining Room: 13.4' x 21.5", Ceiling Fan, Walkout Patio
- Bath Main: 7.5' x 7.7', Walk In Shower, Tiled, In Floor Heat
- Office: 9.8' x 11.14', Custom Cabinets
- Bath Room: 6.7' x 9.5', Jacuzzi Tub, 3/4 Tub
- Sun room entry: 9.6' x 11'
- Laundry: 7.8' x 11.4'
- Entry: 8' x 19.5'
- Basement 26.5' x 38.7'
- New 200 Amp Service in house in 2011
- Central Air
- Heat Pump upstairs, Forced Air (4-5 yrs old)
- Upstairs Playroom/Sewing Room; 12.29' x 16', (2) Sunlights
- Hardwood Floors on Main Floor
- New Windows in 2007
- Garage: 28.5' x 28.7, In Floor Heat, Epoxy Floor
- Whirlpool Dishwasher
- Maytag Elect Glass Top Stove
- 2015 Culligan "Soft Minder Twin", R/O Cooler, Owned
- Newer 85 Gal Marathon Water Heater, Owned
- Block Foundation

OUTSIDE:

- L.P. Tanks, Leased one stays with the property, other L.P. Tank will sell on equipment auction
- Large Machine Shed: Grizzly 60' x 120' 18' Sidewalls, 1/3 (36') Cement Floor, 220 Volt Service, Front Cement Apron
- Cold Storage Shed: 40' x 60', Attached to Barn
- Barn: 35' x 46', Cement Floor, Steel Roof and Siding
- Chicken Coop: 50.9 x 17.6, Cement Floor
- Granary/Corn Crib: 32' x 43', Cement Floor, 110 Volt & 220 Volt
- 3 Phase Electric Service in 2010
- One Well Behind House
- Septic System: 2 Holding Tanks to Pressure Bed, Jeff Johnson Installer
- Grove established in 2004 - 2005

GRAIN STORAGE FACILITY:

- 50,000 Bu Sukup Bin with Wrap Around Ladder, 8' Sump Auger
- 20,000 Bu. Sukup Bin with Wrap Around Ladder, 8' Sump Auger
- Grain Dryer; Delux Continuous Flow, 3 Phase, Auto Dump, 773 Hrs
- 1000 Gallon Cenex Tank, Leased



REAL ESTATE AGENT
Laura Posl
 Cell: 320-262-4893



PARCEL 1: 157.67 Acres of Prime Renville Co. Farmland located in Ericson Twp, Section 3, T-116-N, R-37-W (Good drainage, tile & outlet!). 88.5 C.P.I. Rating
Good Heavy Renville County Soils • Both Parcels Have Been Surveyed!

OPEN HOUSE DATES:

Tuesday, February 19, 12:00 Noon - 1:00 p.m.
 Tuesday, February 26, 5:00 p.m. - 6:00 p.m.
 Friday, March 1, 11:00 p.m. - 12:00 Noon

AUCTION REMINDER

JOHN DEERE TRACK, MFWD & 2WD TRACTORS, JOHN DEERE 9650 STS COMBINE, JD CORN & BEAN HEADS, DAY CAB TRUCKS, GRAIN & DRY VAN TRAILERS, CLEAN FARM, TILLAGE & SUGAR BEET EQUIPMENT

FRIDAY, MARCH 1, 2019, 10:00 A.M.



Todd & Lisa Dykema

19940 890th Avenue • Sacred Heart, MN



Bird Island, MN (320) 365-4120

Call Today For Your Auction!



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 Broker • Lic. #40452768

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Auction Terms: To attend auction and receive a bidding number, buyer's must present auction company with certified funds of \$25,000.00. 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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