

PRIME MULTIPLE PARCEL COTTONWOOD COUNTY REAL ESTATE

# Auction

Windom, MN • Thursday, April 11, 2019 • 10:00 a.m.

**Four Parcels Total!! ±63 Acres of Farmland, Building Site, Trailer Park & Industrial Shop Located Along U.S. Highway 71 in Section 36, Great Bend Twp 105, R-36, Located on the SE Edge of Windom, MN**

**PARCEL 1:**

50' X 100' STRAN STEEL SHOP, PAINT BOOTH, 2 STORY OFFICE, 14' X 15' OVERHEAD DOOR, (2) 10' X 10' OVERHEAD DOORS, 2.50 ACRES US HWY 71 FRONTAGE, LOCATED AT 43681 US HWY 71

**PARCEL 2:**

±50 ACRES OF PRIME COTTONWOOD COUNTY FARM LAND, C.P.I. = 90.1, US HWY 71 FRONTAGE, ADJOINING THE DES MOINES RIVER, SURROUNDS PARCEL 1, IMMEDIATE POSSESSION

**PARCEL 3:**

2.72 ACRE FARM SITE, 2+ BEDROOM HOME, (NEEDS REPAIR), LARGE ATTACHED GARAGE, 23' X 35' TWO STORY BARN, LOCATED 43948 COTTONWOOD CTY RD 25, TAR ROAD FRONTAGE

**PARCEL 4:**

8.26 ACRE FORMER TRAILER PARK, COTTONWOOD COUNTY ROAD 25 TAR ROAD FRONTAGE, ACROSS PARCEL 3

VIEWING DATE:

**APRIL 2, 2019,  
10:30 - 11:30 A.M.**

**TAR ROAD ACCESS!!**

**LAND HAS  
BEEN SURVEYED!**

AUCTION LOCATION:

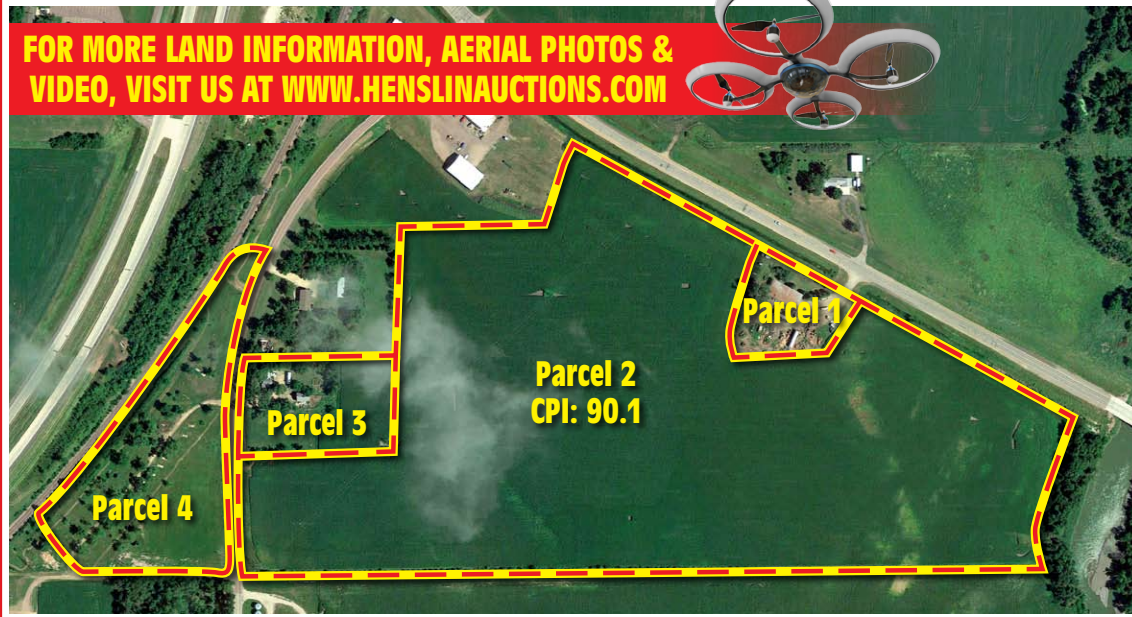
**BARC BUILDING**

1012 Fifth Avenue • Windom, MN  
(Watch for Henslin Auction Signs)

**AUCTION REMINDER:**

**Wednesday, May 29**  
VEHICLES, TRAILERS, FORK LIFTS, FARM EQUIP, METAL FABRICATION EQUIP, SHOP TOOLS, SPRINT CAR RACING ITEMS, RAT ROD ITEMS, CAR & TRUCK PARTS, MODEL A & T PARTS, COLLECTIBLES, HH, TWO AUCTION RINGS

**FOR MORE LAND INFORMATION, AERIAL PHOTOS & VIDEO, VISIT US AT [WWW.HENSLINAUCTIONS.COM](http://WWW.HENSLINAUCTIONS.COM)**



## Frantsen Estate

**43681 HIGHWAY 71 • WINDOM, MN**

This land has been in the Frantsen Family for nearly 60 years. This auction provides a great opportunity to invest in real estate in Windom, MN. See you at the auction.

*Henslin Auctioneers*



Allen Henslin 65-57  
LaDon Henslin  
Frank Roering  
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REAL ESTATE AGENT  
Laura Posl  
Cell: 320-262-4893

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Call Today For Your Auction!



Broker: Henslin Real Estate and Land, LLC • Lic. #40452768

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**Auction Terms:** To attend the auction and receive a bidding number, buyers must present auction company with \$7,500 down certified funds for each of parcels 1 & 2, and/or \$2,500 down certified funds for each of parcels 3 & 4. This money will be required as a non-refundable down payment for each parcel when signing the purchase agreement immediately following the auction. Remainder due upon closing in 40 - 65 days. Buyer's premium will apply.

**[www.henslinauctions.com](http://www.henslinauctions.com)**

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