

# REAL ESTATE AUCTION

WED., SEPT. 5, 2018 • 5:30 P.M. • Eden Valley/Watkins, MN  
7.5 +/- Acres, Section 33, Luxemburg Twp., Twp. 122, Range 30



14246 KRAMER ROAD, WATKINS, MN

Directions: Watkins, MN: 3 miles West on Hwy. 55, 1-1/4 north on 647th Ave./Kramer Road.  
Eden Valley, MN: 3 miles E on Hwy. 55, 1-1/4 mile north on 647th Ave./Kramer Road.

- Approx. 30'x40' 2 story home (not livable)
- Approx. 56'x120' machinery storage shed with 26'x28' cemented shop area
- Approx. 32'x104' Dairy barn w/16'x60' lean-to & 24'x48' lean-to includes Patz barn cleaner and silos
- Approx. 40'x80' Livestock/Loafing barn
  - Approx. 18'x32' granary
- Approx. 20'x40' unattached garage w/7'x18' overhead door

## OPEN HOUSE DATES

Friday, August 24 • 12 Noon to 1:00 p.m.  
Mon., Aug. 27 • 12 Noon to 1:00 p.m.  
(1 hr. prior to auction)

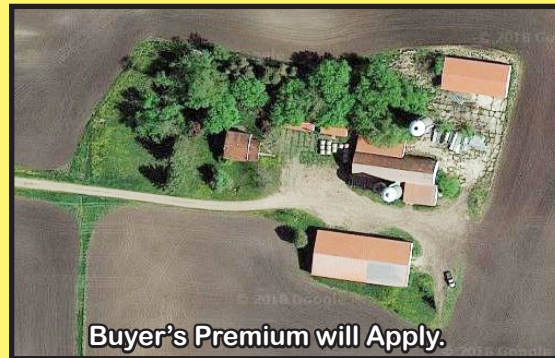
More information available at open houses.  
Well water has been tested and is in compliance.  
Septic diagram and survey also available.  
Buyers will be responsible for new septic system.

Call Henslin Auctions for more information • 320-365-4120



- 7.5 +/- ACRE FARM SITE WITH OUTBUILDINGS
- Does not include grain bin and bunk feeder

Watch for Henslin Auction signs.  
No drive-on inspections, please!



Buyer's Premium will Apply.

## Ron & Diane Mages • Owners



Bird Island, MN • 320-365-4120  
Henslin Real Estate and Land, LLC  
Broker • Lic. #40452768

LaDon Henslin 65-25  
Cell: 320-894-5959  
Allen Henslin 320-979-1808  
Frank Roering • 320-290-8490  
Brad Dallmann • 320-905-6226  
REAL ESTATE AGENT  
Laura Postl • 320-262-4893



Auction Terms: To attend auction and receive a bidding number, buyers must present auction company with certified funds of \$5,000. These funds will be required as a non-refundable down payment at the signing of the purchase agreement immediately following the auction.

Possession granted after closing. Buyer's Premium will apply.

Mr. Bob Stoneburner will be the seller's closing attorney.  
Closing will be on or before Oct. 10, 2018 or when legal documents are in order. For more information and other auctions visit us at:  
[www.henslinauctions.com](http://www.henslinauctions.com) or call 320-365-4120

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