



MULTI PARCEL REAL ESTATE Auction

LIVE ON-SITE AUCTION WITH ONLINE BIDDING

Wood Lake, MN • Friday, November 20, 2020 • 11:00 a.m.

Location: 1027 530th Street, Wood Lake, MN 56297 **Directions:** 7.7 Miles south of Wood Lake, MN on Co. Road 6, two miles west on Co. Road 46, .3 miles north on 530th St. *Watch for Henslin Auction Signs.*

Land has been Surveyed!

PARCEL 1:

±150.25 Acres of Prime Yellow Medicine County Farm Land located in Section 31, Posen Township. CPI=88.4 (Farmland surrounds Building Site.)

PARCEL 2:

1027 530th St, Wood Lake, MN 56297 ±10.20 Acres Farm Site in Yellow Medicine County located in Section 31, Posen Township.

2,800 square feet three plus bedroom, three bathroom rambler home with attached garage, electric heat, mini split style and wall air conditioner. Home has vinyl siding and asphalt shingles.

Heated shop with large hydraulic door, large machine shed, grain bins and numerous outbuildings. Building site has rural water, LP tank is leased. Possession of building site will be after closing. *Visit www.HenslinAuctions.com for more information!*

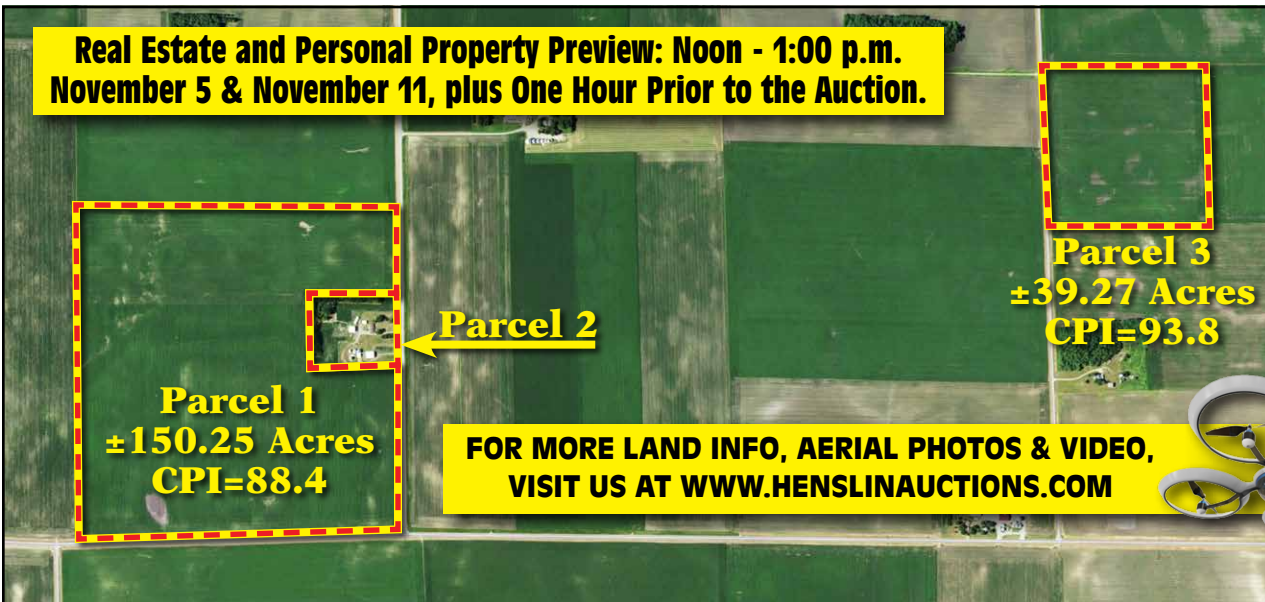
PARCEL 3:

±39.27 Acres of Prime Yellow Medicine County Farm Land located in Section 33, Posen Township. CPI=93.8

Land Location for Parcel 3:

Wood Lake, MN: 7.7 miles south on County Road 6, one mile west on County Road 46, .5 miles north on 530th Street, east side of road.

Auction Notes: Kenneth & Lenae were lifetime farmers and took great pride in their farming operation, home place and land. The Schmidt Family has decided to settle the Estate and it gives Henslin Auctions great pride they have selected our auction service. Hope to see you at the Auction! *Henslin Auctioneers.*



Real Estate Terms: Parcels 1 & 3: \$30,000 down payment of non-refundable certified funds on day of auction; Parcel 2: \$10,000 down payment of non-refundable certified funds on day of auction. Remainder due upon closing. Closing will be January 15, 2021 at the Kraft Walser Law Office. Possession of land will be granted after the 2020 crop has been removed. Buyer's premium applies. For more information, call Henslin Auctions at 320-365-4120

-PERSONAL PROPERTY ONLINE ONLY AUCTION-

Opens Thursday, November 12

Ends Tuesday, November 24, 2020 at 6:00 p.m.

Payment & Loadout: Friday, November 27 • 10:00 a.m. - 2:00 p.m. No Exceptions!



1981 Chevy Regular Cab Pickup

Portable Taj Ma Hal
Hunting Shack
Tools & Shop
Supplies
Collectibles
Puma Upright Air Compressor

3Pt Snowblower
Quick Tach Pallet Forks
Pull Type Tiller w/ Gas Engine
HD Homemade Shop Press

300 Gallon Fuel Barrel, Pump, 4 Wheel Running Gear
Generator on 2 Wheel Trailer
Lincoln Arc Welder
Much, Much More!

Kenneth & Lenae Schmidt Estate

1027 530th Street, Wood Lake, MN 56297



Bird Island, MN (320) 365-4120

Call Today For Your Auction!



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

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Personal Property Online Auction Terms: Cash, Good bankable check, Credit cards. All items sold as-is, where-is with no warranties or guarantees of any kind. All items must be paid for at the conclusion of auction prior to removal from location. Auctioneers and their staff are not responsible for accidents.

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