

# LYON COUNTY FARMLAND Auction

LIVE ON-SITE AUCTION WITH ONLINE BIDDING

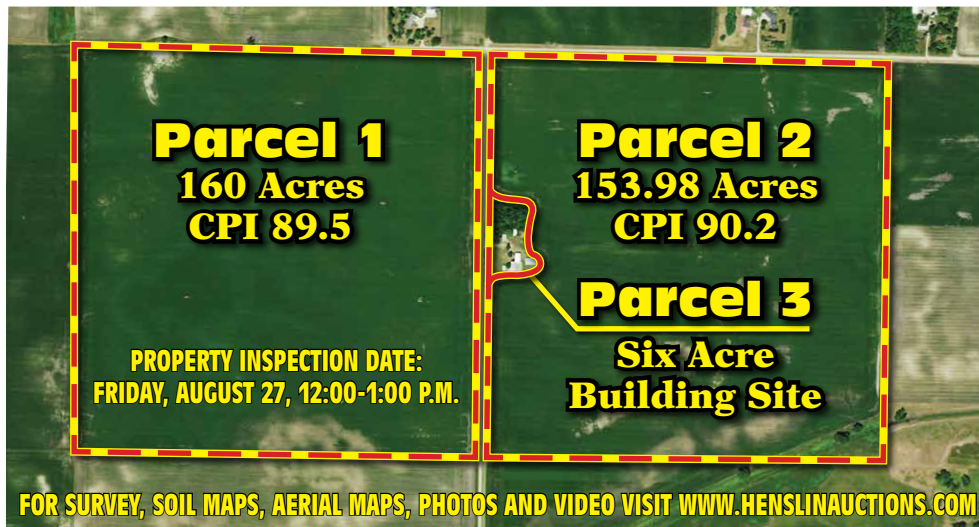
Cottonwood, MN • Friday, September 3, 2021 • 11:00 a.m.

## 320 Acres of Prime Lyon Co. Farm Land and Building Site Located in Three Parcels, Stanley Twp, Sections 22 & 23, Lyon County.

**Parcel 1:** 160 Acres of Prime Lyon Co. Farm Land Located in Section 22, Stanley Township, Lyon County. C.P.I. = 89.5

**Parcel 2:** 153.98 Acres (147.3 +/- Tillable Acres) of Prime Lyon Co. Farm Land Located in Section 23, Stanley Twp, Lyon Co. C.P.I. = 90.2

**Parcel 3:** 6 Acre Building Site Located in Section 23, Stanley Township, Lyon County



- Building Site has been surveyed!!
- House: Approx 20' x 46' -Steel Siding
  - S.W. Building: 30' x 40', Steel & Wood Siding, Steel Roof
  - South Building: 25' x 32', Steel & Wood Siding, Steel Roof
- Approx 6,000 Bu of Grain Storage in 4 Bins
  - East Machine Shed: 46' x 76', Approx 21' Opening on South Side, 16' x 10' Door, Steel Roof, Steel & Wood Siding
- Center Quonset: 38' x 60', Steel Roof
- Granary: 22' x 24', Cement Floor
- Single Stall Granary: East of House, 24' x 32' (2) Overhead Doors--8'8" & 10'8" Wide, Steel Roof

**Auction Location:**  
Cottonwood Community Center  
142 W Main St.,  
Cottonwood, MN 56229  
Closing Date Shall be on or before Nov. 16, 2021!

**Directions from Marshall, MN:** 8 Miles East on US Hwy 19, 2.5 Miles North on 330th Ave, West and East Side of Road

**Directions from Cottonwood, MN:** Intersection of US Hwy 23 & 310th Ave, 7.5 Miles South on 310th Ave, 2 Miles East on 300 Ave, 1/2 Mile North on 330th Ave, West and East Side of Road  
Watch for Henslin Auction Signs!

Any Items left on property at closing will be the new buyers responsibility. New Buyer on Building Site will be responsible for the inspection, repair and/or replacement of septic system and/well if necessary. Property sells "AS IS" without any warranties expressed or implied, including no warranties of merchantability or fitness for any particular purpose.

LIVE ONLINE BIDDING POWERED BY:  
HENSLIN AUCTIONS, INC. & PROXIBID

# Emil Coudron Estate



Allen Henslin 65-57  
LaDon Henslin  
Brad Dallmann  
Frank Roering  
REAL ESTATE AGENT  
Laura Posl  
Rachel Orsten

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**Auction Terms:** To attend auction and receive a bidding number, buyers must present auction company with certified funds of \$30,000.00 for Parcels 1 & 2, \$10,000 for Parcel 3. These funds will be required as non-refundable earnest monies at the time of signing the purchase agreement which will be immediately following the auction. Possession of tillable land will be after the 2021 crop has been removed. Possession of building site will be after closing. Buyer's Premium will apply. Mr. Kevin Stroup (Stoneberg, Giles & Stroup, P.A. will be the seller's closing attorney. Closing will be on or before November 16th, 2021 on all parcels. For more information, visit us at [www.henslinauctions.com](http://www.henslinauctions.com)

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