

HOBBY FARM W/ SHOP

8.96± ACRES WINONA COUNTY, MN

UNRESERVED ONLINE LAND AUCTION

BigIron

REALTY

[EXPERTS IN SELLING LAND]

Bid Online
SEPT. 1-15,
2023

BIDDING ENDS AT 1:00 P.M. CDT

Get a salebill, register and bid at

www.bigiron.com

OPEN HOUSE

August 24, 2023 from 5:00 p.m. to 7:00 p.m.

September 5, 2023 from 5:00 p.m. to 7:00 p.m.

Explore the Property from Above

DRONE TOUR

www.bigiron.com

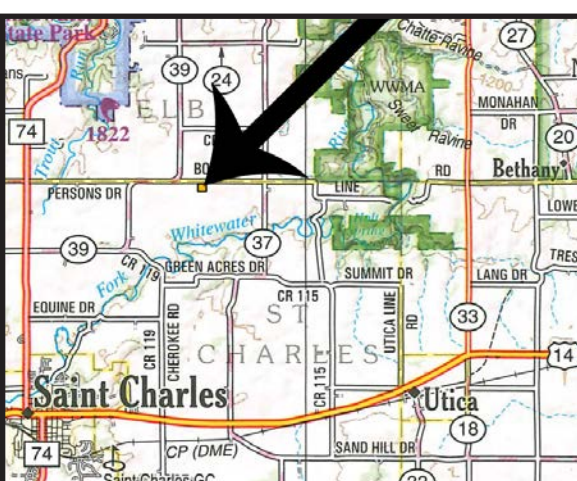


Contact Your Listing Broker

Michelle Weinzetl 763.300.5055

Information

BigIron is proud to offer at public online auction this nearly 9-acre hobby farm. Contractors dream property! The property features a 3-bedroom 2-bathroom home. Detached 2 car garage and a 40' x 100' steel building with concrete floors, heated, insulated with lofted office and mancave. The back 40' x 40' is used for storage. There are numerous outbuildings. This is a prime location less than a 30-minute commute to Rochester and near the Whitewater State Park! Whitewater State Park is 2,700 acres on the Whitewater River and Trout Run Creek! State wildlife management area -prime hunting ground just a few miles down the road. Year-round recreational enjoyment! Exceptional property to call home. Bid and Buy at your Price! For a full list of property features (shop and house), please visit www.bigiron.com.



Location

From Rochester MN take College View Rd E / County Hwy-9 for 14 miles, turn right onto MN- State Highway 74 follow for 1 mile, turn left onto County Road 39 / County Hwy-39 go 3 miles, keep right to get onto County Highway 9 NE- Road name changes to Border Line Dr. to the property on the right.

Legal

Sect-03, Twp-106 Range-010 NW ¼ NW ¼ NW ¼, Winona County, MN, containing 8.96± acres.

Address

13045 Border Line Drive
Saint Charles, MN 55972

2023 Taxes

\$2,758.00

Attend the Auction
Friday, September 15, 2023
11 a.m. CDT until bidding ends

Property Location

13045 Border Line Drive | St. Charles, MN

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone. **Sellers:** If you are thinking of selling your property, please attend this auction and see how it works!

BIDDING PROCESS

The bidding increments will be \$1,000. The final sale price will be the highest bid. The real estate agent reserves the right to adjust bidding increments. You may place bids on this farm for 14 days beginning September 1, 2023, and ending September 15, 2023, at 1:00 p.m. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended to five minutes. This will continue until there is a five-minute period where no bids are placed. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours before the auction closes or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful buyers will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment per tract, to be payable to Burnet Title Trust Account. The earnest deposit can be made by a personal check, company check, or wire transfer. The balance will be due at closing on or before October 30, 2023. The seller will provide a marketable title to the buyer, evidenced by title insurance; the title insurance and closing costs are split 50/50 between the buyer and seller. The 2023 real estate taxes to be prorated to the day closing. The land is rented for the 2023 season and rental income for 2023 to be retained by the seller. The property will not be sold subject to financing. Please have all financial arrangements made before the auction. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller.

For more information and photos on the property,
visit www.bigiron.com

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2023 BigIron Realty. All rights reserved.

THE BIGIRON REALTY ADVANTAGE

QUICK LAND SALES

When you list your property on our online land auction platform, it is **guaranteed to be sold after six weeks.**

MORE MONEY IN YOUR POCKET

Our online land auctions **consistently outperform** traditional auctions and listings.

UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.

Approaching 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

BigIron
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100 Main Street
PO Box 206
Bird Island, MN 55310

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