

Lots & Land 360 Property View

xxx County Road 6, Waite Park, MN 56387

Listing

Property Full Display, Lots & Land, MLS #: **5651689**

xxx County Road 6, Waite Park, MN 56387

This is an Auction property.

Auctioneer License #: **86-120** Auction Type: **Reserve** Buyer's Premium?: **Yes** Auction Date:

Reserve Auction: The high bid is reduced in effect to an offer, not a sale. A minimum bid is not published, and the seller reserves the right to accept or reject any bid within 72 hours of the conclusion of the auction.

Status: **Active**

List Price: **Auction**

Original List Price: **Auction**



Map Page: **243** Map Coord: **C1**

Directions:

Take Hwy. 15 to North of I-94, go West on County Road 6, property on right.

Front Dimensions: **3240**
Left Dimensions: **1585**
Right Dimensions: **320**
Rear Dimensions: **2815**
Acres: **64.83**
Min Lot Size:

TAX INFORMATION

Property ID: **98605740150** [Short Format](#)
Property ID #2: **98605750140**
Multiple PIDs: **Yes**
Tax Year: **2020**
Tax Amt: **\$1,812**
Assess Bal: **\$**
Tax w/assess: **\$1,812**
Assess Pend: **Unknown**
Homestead: **No**
Plat Recorded: **N**

List Date: **09/03/2020**

Received By MLS: **09/03/2020**

Days On Market: **PDOM:**

General Property Information

Legal Description: **31 -124 -028 61.83 A. S 8 A OF NW4SE4 & ALL OF S2SE4 N OF HWY #6 LESS 5.17A TO VEARRIER**
County: **Stearns**
Postal City: **Waite Park**
School District: **742 - St. Cloud, 320-253-9333**
Section/Township/Range: **31/124/28**
Rental License Y/N: **No**
Restrictions/Covts: **None**
Land Inclusions: **For Sale Sign**
Improvements: **Paved Streets**
Zoning: **Agriculture**
Road Frontage: **County, Paved Streets**
Lot Description: **Tree Coverage - Medium**
Available Utilities: **Electric, Telephone**
On Site Utilities: **None**
Development Status: **Raw Land**
Farm Type: **Tillable Acres:** **Topography:** **Level, Low Land**
Soil Type: **Pasture Acres:** **Out Buildings:**
Crop Type: **Wooded Acres:** **15** **Agric Water:** **Pond**

Builder Information

Builder Name: **Builder License #:** **Builder's Association Membership(s):**
Community Name:
Builder Restriction: **Open**

Remarks

Agent Remarks: **Buyer and Agent to verify all measurements. Buyers agent must complete and return the broker realtor auction participation agreement (in supplements) by Sept. 25th. There is an 5% Buyers Premium on this auction. For terms & conditions and online bidding go to <https://right-wayauctionservice.com/> Online Auction Ends: Thursday, Oct. 1, at 6 p.m. | 2 PID#s: 98.60574.0150 & 98.60575.0140**

Public Remarks: **Online Auction Ends: Thursday, Oct. 1, at 6 p.m. | 64.83 acres located close to Hwy. 15 and I-94. Property has 15 wooded acres, a large pond and multiple building sites. Lots of great hunting with deer, waterfowl, and pheasants. Easy access to I-94 and minutes from the new Tech High School.**

Financial

Cooperating Broker Compensation

Buyer Broker Comp: **2 %** Sub-Agent Comp: **0 %** Facilitator Comp: **0 %**
Variable Rate: **N** List Type: **Exclusive Right**

Financial Remarks: **Cash, Conventional**

Sellers Terms:

In Foreclosure?: **No**

Lender Owned?: **No**

Potential Short Sale?: **No**

Owner is an Agent?: **No**

Contact Information

Listing Agent: **Curt Weiers 320-274-1341**

Appointments: **ShowingTime**

Co-List Agent: **Carolyn A. Newhouse, 320-274-1341**

Listing Office: **Pro Realty, Inc.**

Office Phone: **320-274-1341**

MLS#: **5651689** Address: **xxx County Road 6, Waite Park, MN 56387**

Real Estate Auction Terms & Conditions

This auction is a RESERVE auction. Once the reserve is met, bids are binding. Should the reserve not be met, the seller may elect to accept or work with any of the bids or bidders.

Bidder Registration: Although there is no obligation to bid, all prospective buyers MUST register to bid at <https://wesellfarmsmn.com/>. For assistance in registering or placing bids call Pro Realty Inc. at (320) 274-1341

Earnest Money: \$5,000.00 non-refundable earnest money for winning bidder. Cash, personal and company checks or certified funds will be accepted. Buyer agrees to deliver earnest money and enter into a purchase agreement within 24 hours. Balance in full due at closing. Buyers to have financing arrangements made prior to bidding on the auction with no contingencies (including financing, appraisal, inspection or any other) of any kind accepted in the purchase agreement.

Closing: Within 60 days after the auction at a title company to be determined. Quick Close Possible.

Buyer's Premium: A 5% buyer's premium will be added over and above high bid. Winning bid plus buyer's premium equals the contract price. Example: Total bid price: \$100,000 plus 5% buyer's premium equals a purchase price of \$105,000.00.

Failure to Close by the Buyer: If for any reason you are unable to complete the transaction, your down payment money will be forfeited.

Title: This property will be sold free and clear from any and all liens and encumbrances, but subject to any zoning, environmental, or other municipal, federal and state laws, easements, rights of way or other matters of record. Buyer to accept property in "as-is" condition with no contingencies.

Seller and Auctioneers' Disclaimer: All announcements and updates made by the auctioneer on the website, shall take precedence over any previously written material or oral statements made. Conduct of the auction, increments of the bidding and decisions as to the high bidder will be at the direction and sole discretion of the auctioneer. The information contained in this brochure is subject to the inspection and verification by all parties relying on it; no guarantee, expressed or implied, is given of the information contained in the brochure. No liability for its accuracy, error or omissions is assumed by the owners or the agents. Property sells in "as is" condition. Buyer will sign an as-is addendum.

Agency Disclosure: Pro Realty Inc. will be a dual agent in this real estate transaction unless buyer has an agent registered prior to bidding per registration requirements.

BY REGISTERING FOR THIS AUCTION, YOU ARE AGREEING TO THESE TERMS.

Auctioneer #: 86-120



40th St S

6

Tri-Co Broadcasting

40th St S

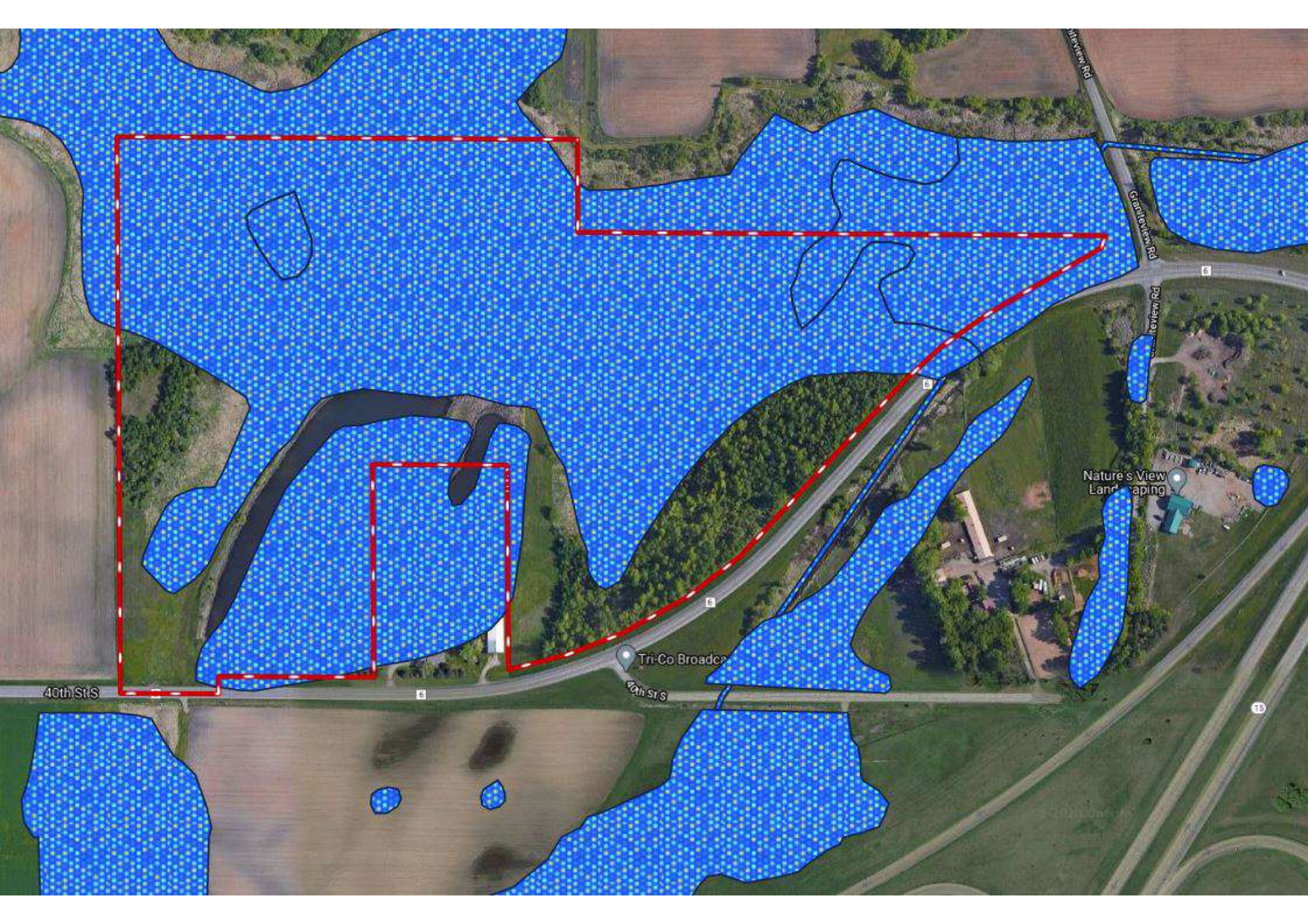
6

6

Granview Rd

6

Nature's View Landscaping





RANDY R. SCHREIFELS
 Stearns County Auditor-Treasurer
 Administration Center Rm. 136 PO Box 728
 St. Cloud, MN 56302-0728
 Phone #: 320-656-3870
 Website: www.co.stearns.mn.us

Pin Number: 98.60574.0150
Parties of Interest: SIS ROBERT J

050822

ROBERT J SIS
 1621 COUNTY ROAD 137
 WAITE PARK MN 56387-2051



Property Tax Statement 2020

VALUES AND CLASSIFICATION <i>Sent in March 2019</i>			
Step	Taxes Payable Year:	2019	2020
1	Estimated Market Value:	\$140,500	\$159,500
	Homestead Exclusion:		
	Taxable Market Value:	\$130,000	\$159,500
	New Improvements/Expired Exclusions:		
	Property Classification:	NH Rur Vac Land Exempt	NH Rur Vac Land
PROPOSED TAX <i>Sent in November 2019</i>			
2	Proposed Tax:		\$1,800.00
PROPERTY TAX STATEMENT			
3	First-half Taxes May 15, 2020:		\$901.00
	Second-half Taxes October 15, 2020:		\$901.00
	Total Taxes Due in 2020:		\$1,802.00

REFUNDS? \$\$\$ You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

2020 Property Tax Statement

Pin Number:
98.60574.0150

Property Address:

Property Description:
 (Not to be used for Legal Purposes)
 61.83 A. S 8 A OF NW4SE4 & ALL OF S2SE4 N OF HWY #6 LESS 5.17A TO VEARRIER Section 31 Township 124 Range 028

Special Assessment Breakdown

Special Assessment Total **\$0.00**

Taxes Payable Year:		2019	2020
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		\$0.00	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$1,592.48	\$1,911.53
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$76.48	\$109.53
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$1,516.00	\$1,802.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$667.83	\$803.52
	7. City/Township WAITE PARK CITY	\$508.75	\$624.08
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0742 ST CLOUD		
	A. Voter approved levies	\$83.50	\$80.03
	B. Other local levies	\$202.09	\$231.64
	10. Special Taxing Districts		
	HRA	\$4.55	\$5.40
	Transit	\$47.99	\$56.31
	Regional Rail Authority	\$1.29	\$1.02
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total Property tax before special assessments	\$1,516.00	\$1,802.00	
13. Special Assessments on Your Property See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,516.00	\$1,802.00
Tax Amount Paid		\$0.00	\$0.00



Detach this stub and return with your second half payment.
2nd Half Payment Stub - Payable 2020
 To avoid penalty, pay on or before October 15, 2020



Total Property Tax for 2020 \$1,802.00
2nd Half Tax Amount \$901.00
 Penalty _____
2nd Half Total Amount Due _____

PIN: 98.60574.0150
BILL NUMBER: 3040993
TAXPAYER: ROBERT J SIS
 1621 COUNTY ROAD 137
 WAITE PARK MN 56387-2051

Paid By _____

MAKE CHECKS PAYABLE TO:
 Randy R. Schreifels
 Stearns County Auditor-Treasurer
 PO Box 728
 St Cloud, MN 56302-0728



Your canceled check is your receipt.



Detach this stub and return with your first half payment.
1st Half Payment Stub - Payable 2020
 To avoid penalty, pay on or before May 15, 2020
 If your tax is \$100.00 or less pay the entire tax by May 15, 2020



Total Property Tax for 2020 \$1,802.00
1st Half Tax Amount \$901.00
 Penalty _____
1st Half Total Amount Due _____

PIN: 98.60574.0150
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\$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2020 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2020, you *may* qualify for one or both of the following homestead credit refunds:

- Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than \$115,020.
- Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2019 and **both** of the following are true:
 - The net property tax on your homestead increased by more than 12 percent from 2019 to 2020.
 - The increase was at least \$100, not due to improvements on the property.

For Form M1PR and instructions:



www.revenue.state.mn.us



(651) 296-3781



Minnesota Tax Forms
Mail Station 1421
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Penalty for Late Payment of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

Property Type:	2020										2021
	May 16	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 16	Nov 1	Nov 17	Dec 1	Jan 2
Homesteads and Cabins											
1st half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%
2nd half	-	-	-	-	-	-	2%	4%	-	5%	7%
Both Unpaid	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%
Agricultural Homesteads											
1st half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd half	-	-	-	-	-	-	-	-	2%	4%	6%
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%
Nonhomesteads											
1st half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%
2nd half	-	-	-	-	-	-	4%	8%	-	9%	11%
Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%
Agricultural Nonhomesteads											
1st half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd half	-	-	-	-	-	-	-	-	4%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes											
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%

Personal Property Located on Leased Government-owned Land: Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 15, 2020.

Note to manufactured homeowners: The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

SENIOR CITIZEN PROPERTY TAX DEFERRAL

The Senior Citizen Deferral Program provides a low-interest loan to senior citizens having difficulty paying property taxes. This is not a tax forgiveness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
 - Ensures the amount of tax paid remains the same as long as you participate in this program.
- To be eligible, you must file an application by **November 1, 2020**, as well as:
- Be at least 65 years old,
 - Have a household income of \$60,000 or less, and
 - Have lived in your home for at least 15 years.

To receive a fact sheet and application for this program, or to file an on-line application, go to www.revenue.state.mn.us and type "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

ADDRESS CORRECTION

DO NOT STAPLE YOUR CHECK TO THE PAY STUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

NEW ADDRESS

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

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Pin Number: 98.60575.0140
Parties of Interest: SIS ROBERT J

050822

ROBERT J SIS
 1621 COUNTY ROAD 137
 WAITE PARK MN 56387-2051



Property Tax Statement 2020

VALUES AND CLASSIFICATION *Sent in March 2019*

Step 1	Taxes Payable Year:	2019	2020
	Estimated Market Value:	\$1,200	\$900
	Homestead Exclusion:		
	Taxable Market Value:	\$1,200	\$900
	New Improvements/Expired Exclusions:		
	Property Classification:	NH Rur Vac Land	NH Rur Vac Land

Step 2 PROPOSED TAX *Sent in November 2019*

Proposed Tax:	\$10.00
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Step 3 PROPERTY TAX STATEMENT

First-half Taxes May 15, 2020:	\$10.00
Second-half Taxes:	N/A
Total Taxes Due in 2020:	\$10.00

REFUNDS? \$\$\$ *You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.*

2020 Property Tax Statement

Pin Number:
98.60575.0140

Property Address:

Property Description:
 (Not to be used for Legal Purposes)
 3.00 A. THAT PART OF SW4SW4 W OF
 TWP RD & N OF HWY #6 Section 32
 Township 124 Range 028

Special Assessment Breakdown

Special Assessment Total **\$0.00**

Taxes Payable Year:		2019	2020
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	\$0.00
Tax and Credits	3. Your property taxes before credits	\$14.70	\$10.62
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.70	\$0.62
	B. Other Credits	\$0.00	\$0.00
5. Property taxes after credits		\$14.00	\$10.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$6.17	\$4.36
	7. City/Township WAITE PARK CITY	\$4.70	\$3.53
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0742 ST CLOUD		
	A. Voter approved levies	\$0.77	\$0.45
	B. Other local levies	\$1.87	\$1.30
	10. Special Taxing Districts		
	HRA	\$0.04	\$0.03
	Transit	\$0.44	\$0.32
	Regional Rail Authority	\$0.01	\$0.01
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total Property tax before special assessments		\$14.00	\$10.00
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$14.00	\$10.00
Tax Amount Paid		\$0.00	\$0.00



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2nd Half Payment Stub - Payable 2020



Total Property Tax for 2020 \$10.00
2nd Half Tax Amount \$0.00
 Penalty _____
2nd Half Total Amount Due _____

PIN: 98.60575.0140
BILL NUMBER: 3040445
TAXPAYER: ROBERT J SIS
 1621 COUNTY ROAD 137
 WAITE PARK MN 56387-2051

Paid By _____

MAKE CHECKS PAYABLE TO:
 Randy R. Schreifels
 Stearns County Auditor-Treasurer
 PO Box 728
 St Cloud, MN 56302-0728



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1st Half Payment Stub - Payable 2020



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- To be eligible, you must file an application by **November 1, 2020**, as well as:
- Be at least 65 years old,
 - Have a household income of \$60,000 or less, and
 - Have lived in your home for at least 15 years.

To receive a fact sheet and application for this program, or to file an on-line application, go to www.revenue.state.mn.us and type "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

ADDRESS CORRECTION

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NEW ADDRESS

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

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NEW ADDRESS

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

64+ ACRES OF LAND IN WAITE PARK, MN

**PRO
REALTY
INC.**



**REAL ESTATE
AUCTION**
• **ONLINE ONLY** •



www.BidRightWay.com

xxx County Road 6, Waite Park, MN 56387

64.83 acres located close to Hwy. 15 and I-94. Property has 15 wooded acres, a large pond and multiple building sites. Lots of great hunting with deer, waterfowl, and pheasants. Easy access to I-94 and minutes from the new Tech High School. 2020 Taxes: \$1,812 | PID#s: 98.60574.0150 & 98.60575.0140

**AUCTION ENDS:
Thursday,
Oct. 1, at 6PM**

**REGISTER & BID ONLINE AT
www.BidRightWay.com**

**PRO
REALTY
INC.**

320-274-1341

CURT WEIERS, *Broker/Owner/Auctioneer*
Cell: 763-267-2312 | Email: cweiers@yahoo.com
140 W Elm St., Box 157, Annandale, MN 55302

Please see Auction site for full Terms & Conditions. Sale subject to seller's approval. 5% Buyer's Premium. Auctioneer # 86-120.