

**Multi Parcel  
Two Real Estate**

# Auctions

**Open House Dates for Both Properties:**  
Friday, January 5 ~ 4:30 - 5:30 P.M.;  
Monday, January 8 ~ 12:00 Noon - 1:00 P.M.

**MONDAY, JANUARY 15, 2018 • 1:00 P.M.**

**Auction Held At: Eagles Club Of Litchfield 3424 • 389 St. South CSAH 34 • Litchfield, MN 55355 • No Drive On Inspections - Thank You!**

**AUCTION NOTES:** Mark and Lorie have recently married, bought a different home, and will be relocating. If you are looking to live in the country be sure to view these two great properties. Henslin Auctioneers would like to thank the Kruse family for allowing us to sell their real estate. See you at the open houses and auction. ~ Brad Dallmann and Henslin Auction Team

## LITCHFIELD, MN



### Very Nice Farm Site and ±80 Acres

**Very Nice Farm Site & ±80 Acres of Prime Meeker County Farmland Located in Greenleaf Plat Twp, Sect. 4, Township 118-N, R-31W, Meeker County**

#### LAND LOCATION:

**Litchfield, MN:** Highway 22/Ripley Dr./615th Ave., Two miles south to 230th Street, 1.5 miles west on 230th Street to 600th Avenue, two miles south on 600th Avenue. *Watch For Henslin Auction Signs!*

~80 acres of Prime Meeker County farmland and very nice farm site. Three bedroom, two bathroom modular home with beautiful kitchen/dining room addition. Master suite with walk-in closet and private bathroom. Back yard patio and pergola. Main floor laundry. Partial basement. Machine storage and barn.

Living Room- 11' x 22'

Dining Room- 18' x 19'

Kitchen- 14' x 20'

Laundry- 6' x 9'

Master Bedroom- 13' x 17'

Bedroom 2- 12' x 12', walk-in closet

Bedroom 3- 9' x 12', walk-in closet

Basement Family Room- 11' x 32'

Basement Den- 12' x 16'

200 amp Breakers

Detached two stall garage

23' x 39' (vinyl siding)

LP Forced Air Furnace

Central Air

Vinyl Siding

Gas Water Heater

500 Gal LP Tank-owned

35' x 63' Machine Storage

27' x 49' Barn (wood siding)

**Appliances Included:** Refrigerator, Dishwasher, Microwave, Clothes Washer and Dryer (electric), Stove, Water Softener.



## Mark & Lorie Kruse

21241 600th Avenue • Litchfield, MN 55355

## GROVE CITY/LITCHFIELD, MN



### Very Nice Farm Site With ±16.5 Wildlife Acres

**Located in Danielson Twp, Sect. 10, Township 118-N, R-32W, Meeker County**

#### LAND LOCATION:

**Cosmos, MN:** Seven miles north on US Highway 4, one mile east on County Road 28, ½ mile north on 540th Ave.; **Grove City, MN:** Eight miles south on US Highway 4, one mile east on County Road 28, ½ mile north on 540th Ave. *Watch For Henslin Auction Signs!*

~16.5 acre farm site. Three bedroom, two bathroom home, with beautiful nature and wildlife views. Two stall shed with built-in pet house lean-to. This unique home includes an attached two stall garage, large kitchen, open to dining room, and fireplace. Second kitchen in basement.

Living Room- 15' x 23'

Dining Room- 12' x 15'

Kitchen- 9' x 15'

Master Bedroom- 10' x 12'

Bedroom 2- 10' x 12'

Bedroom 3- 16' x 16'

Main Floor Full Bathroom- 7' x 12'

Basement Family Room- 18' x 30'

Basement 3/4 Bathroom- 8' x 8'

Basement Laundry- 16' x 17'

200 Amp Breakers

Walk-out Basement

Off Peak Electric Heat/ Wood Northern

Leader Heat

Window Air-Conditioner

Wood Exterior

36' x 30' Attached Garage

29' x 47' Shed w/ 12' x 12' Lean-to

**Appliances Included:** Refrigerator, Stoves, Clothes Washer and Dryer, Water Softener



## Mark & Lorie Kruse

20459 540th Avenue • Grove City, MN 56243



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

**CALL HENSLIN AUCTIONS FOR LAND BOOKLET TODAY! (320) 365-4120**

**Auction Terms:** \$5,000 Down Certified Funds for 16.5 acre building site located 20459 540th Ave, Grove City, MN 56243 and \$20,000 down Certified Funds for land and building site located at 21241 600th Ave, Litchfield. Closing will be approx. 30-45 days following the auction. Buyers premium will apply. Mr. Mark Wood will be the seller's closing attorney. For more information please visit us at [www.henslinauctions.com](http://www.henslinauctions.com)

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Designed and Printed by the Cannon Falls Beacon 800.263.3991

Call Today For Your Auction!

