

668.58 ACRES OF PRIME MULTI-PARCEL CHIPPEWA COUNTY

FARM LAND & BUILDING SITE

MAYNARD, MN Auction

FRIDAY, SEPTEMBER 7, 2018 • 1:00 P.M.

Land & Building Site Located in Leenthrop Township Sections 26, 34, 35 and Havelock Township Section 23. Good Heavy Chippewa County Soils. High C.P.I. Ratings, 91.6 or Higher! Some of the Best Farm Land in Chippewa County to be Sold in 2018!!!

PARCELS 1 & 2

Location: Maynard, MN: Two miles west on County Road 17, ½ mile south on 40th Ave, west side of road. (Watch for Henslin Auction Signs!)

Tar Road Access!



PARCEL 1:
114.41 Acres located in Section 35 of Leenthrop Township, Chippewa Co. **C.P.I. Rating=92.9**

CONTIGUOUS PARCELS

PARCEL 2:
118.15 Acres located in Section 35 of Leenthrop Township, Chippewa Co. **C.P.I. Rating=93.4**



PARCELS 3, 4 & 5

Location: Maynard, MN: Three miles west on County Road 17, ½ mile south on County Road 5, west side of road. (Watch for Henslin Auction signs!)

Tar Road Access!



PARCEL 3:
39.87 Acres located in Section 35 of Leenthrop Township, Chippewa Co. **C.P.I. Rating = 92.4**

Tar Road Access!



PARCEL 4:
4 Bedroom / 3 Bathroom House located at: 8015 30th Ave SE, Maynard, MN
10.48 Acre Building Site, Home w/2 Stall Attached Garage, 2 machine sheds, barn, and detached garages. Tar Road Access.
Living Room: 16' x 16'
Kitchen: 13' x 15'
Dining Room: 10' x 15' (eat-in kitchen)
Formal Dining Room: 15' x 16'
Basement Family Room: 14' x 28'
Laundry Room: 10' x 15'
Bedroom 1: 16' x 12' (main floor)
Bedroom 2: 12' x 12' (2nd floor)
Bedroom 3: 12' x 12' (2nd floor)
Bedroom 4: 13' x 11' (2nd floor)
Main Floor Office with Built-In Cabinets
Attached Garage: 24' x 24' w/In-Floor Heat
200 Amp Breakers
Forced Air Furnace
Central Air Conditioner
Vinyl siding, Newer Roof and Windows
APPLIANCES INCLUDED:
Refrigerator, Dishwasher, Range Hood, Oven, Microwave, Clothes Washer, Clothes Dryer

AUCTION TO BE HELD AT:
Maynard Community Center
341 Cynthia St. • Maynard, MN 56260

All Parcels Have Been Surveyed!!

Please Call Today for an Auction Informational Booklet to be Emailed or Mailed to You.
(320) 365-4120

PARCEL 6

Location: From Parcel 1 - 7.5 miles north on 40th Ave, west side of road. (Watch for Henslin Auction Signs!)



PARCEL 6:
160.93 Acres located in Section 23 of Havelock Township, Chippewa Co. **C.P.I. Rating = 93.1**

Tar Road Access!



PARCEL 5:
149.95 Acres located in Section 34 of Leenthrop Township, Chippewa Co. **C.P.I. Rating = 93.9**
(FARM LAND LOCATED AROUND BUILDING SITE)

PARCEL 7

Location: Maynard, MN: Two miles west on Co Rd 17, ½ mile north on 40th Ave, west side of road. (Watch for Henslin Auction Signs!)



PARCEL 7:
74.79 Acres Located in Section 26 of Leenthrop Township, Chippewa Co. **C.P.I. Rating = 91.6**



Odell Schaller

- ESTATE -

LARGE MULTI-PARCEL PRIME FARM LAND & BUILDING SITE AUCTION

FOR MORE LAND INFO, AERIAL PHOTOS & VIDEO, VISIT US AT WWW.HENSLINAUCTIONS.COM



Call Today For Your Auction!



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AUCTION TERMS: To attend auction and receive a bidding number, buyers must present auction company with certified funds. Each parcel will require a \$20,000 down (non-refundable) certified funds that will be due immediately following the auction and at the signing of each purchase agreement. Buyers are purchasing each parcel as-is, where-is with no warranties or guarantees of any kind. Possession of all farm land parcels will be granted after the 2018 crop has been removed. Parcel 4 (building site) closing will be scheduled for Friday, October 12 or when legal documents are in order. Buyers premium will apply to all parcels. For other auction information including photos, aerial videos, aerial maps, soil maps and other information please visit www.henslinauctions.com

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