

LAKE HOME AUCTION

1101 North Shore Drive, Lake Hendricks, MN

OPEN HOUSE: TUESDAY, SEPTEMBER 10th FROM 5:00 - 6:30PM.

Tuesday, September 17th, 2024 at 10:00am

Live and Online Bidding Available



REAL ESTATE: This well-kept lake property has 88 +/- feet of lake frontage and features a beautiful retaining wall. The home features an open kitchen layout with an island, vaulted ceilings, 3 legal bedrooms and 2 bathrooms. There are 1,680 square feet of living space on the main level and 1,176 finished square feet on the lower level. The lower level features a family room, a 2nd kitchen, and additional unfinished space for a potential extra room. There is a 576 square foot detached garage and an additional shed to store all your lake toys. The owners are selling the home fully furnished which includes, but not limited to the following; Dock, security camera system, misc. couches/recliners, misc. end tables, stools, TV, TV Stand, chairs, coffee table, misc. décor, dining table, bed sets, treadmill, and more. This home is move in ready!

For additional sale info, pictures, and terms, contact the Auctioneers or visit www.burlagepeterson.com

Terms: 5% nonrefundable earnest money deposit due day of sale. Balance due on or before October 18th, 2024. Title insurance and closing fee split 50/50 between buyers and sellers. 2024 real estate taxes pro-rated to closing date. The property is sold as is without contingencies, guarantees, warranties, and subject to the confirmation of the owners. All descriptions and information are believed accurate but not guaranteed. Statements made day of sale take precedence over all written material. Buyer or seller may elect to do a 1031 exchange. Buyers are responsible to conduct their own due diligence. Burlage Peterson Auctioneers and Realtors, LLC represent the sellers in this transaction.

Jacob & Roberta Volkens – Owners

BROKERAGE FIRM, AUCTIONEERS & REALTORS

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Auctioneers & Realtors, LLC.