

UPCOMING LAKE HOME AUCTION

Saturday, August 10, 2024 • 1:00 p.m.
LARGE 3 STORY HOME WITH 54'X80' SHED LOCATED
ON 5.1 ACRES ON INLET WATERS OF LAKE SHETEK
1638 221ST ST. • GARVIN, MN

REAL ESTATE

Three story home moved on site in 2000 completely stripped down to the studs & rafters then completely restored with new insulation wrap, siding, sheet rock, shingles then added. Double garage, dormers, new cupboards & flooring. New electrical, plumbing & heating, sits on a concrete basement.

- 4 Bedroom with large walk-in closets
- 2 Bathrooms
- Large Kitchen & Dining with appliances
- (2) Fireplaces (LP)
- Central Vac
- Tempstar Furnace (LP)
- Rural Sewer Hookup
- (2) Car Large attached garage
- (2) Lake Side Stamped Concrete Patio
- Large Deck on Front Side
- Basement is unfinished but plumbed for extra kitchen & bathroom
- New Roof in 2023
- Anderson Windows (most replaced)
- Marathon Electric Water Heater
- Central Air
- 200 AMP with 100 AMP Sub. Elect.

54'x80' Northland Pole Shed completely cemented with water & electrical

- (2) 10'x10' Overhead Doors
- 18'x12' Sliding Sliding Door & (2) Walkins
- Property is sitting on 5.1 acres of land with 250' of shoreline surrounded by beautiful trees & flower gardens

Recent survey done on real estate

Taxes: Due & payable in 2024 will be paid by seller. Taxes in 2025 not yet determined paid by buyer.

Terms: 10% down on day of sale. Balance due in 30 days at such time possession will be given. Closing attorney Paul Malone, Slayton.

MISC. TO BE SOLD

AT 10:30 A.M.

- Case 580 Super L, FWA xtenl hoe with cab 5400 hrs
- John Deere 210 L&G Tractor with deck & 40" tiller
- Roadboss 32' 5th wheel trailer with ramps & dual tandem wheels
- Farmhand 7' tiller, 3 pt
- Kuhn #600 5 knife disc mower sold with new belts & knives to be put on by buyer
- 300 gallon pull sprayer
- 20 gallon ATV sprayer with boom
- Many more metal shelving units
- Large table saw
- Miter saw, router
- (5) Tralier loads of misc! including many new small appliances still in box, Christmas decor, prints, file cabinets, more.

Come the day of the sales and look for buys!

Note: Larry & Joan have built a new home on Lake Thompson, SD & are eager to sell!

Misc. Items at 10:30 a.m.

Real Estate at 1:00 p.m.



Larry & Joan Lanoue, Owner

Sale Arranged & Conducted by



DAVE BOSACKER, TRACY, LIC. #42-24-002 (507) 829-5280
 DALE PAVLIS, HADLEY, LIC. #51-35 (507) 227-9398

Day of sale takes precedence over other written material.
 Usual Auction Terms. Not Responsible for Accidents.

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