

HELEN ANDERSON LAND & LAKESHORE

AUCTION

Begins March 15 • Ends March 25, 2024 11:00AM

**3 PARCELS SELLING AT AUCTION WITH LAKESHORE ON LAKE MINNEWASKA
LOCATED AT LONGBEACH LAKE MINNEWASKA**



Online Bidding @ www.zielsdorfauctions.com



320-843-3003

Aaron Olson, Owner/Auctioneer/ Realtor
MN 76-29, • 320-808-8947
Bob Zielsdorf, Broker • 320-760-2006
Brad Feuchtenberger, Auctioneer, MN 75-14 • 320-287-0501
Janel Tollison, Business Manager/Realtor • 320-760-7576
Brandon Goff, Sales & Marketing, Auctioneer, MN 76-32 • 320-808-3191
Matt Ludwig, Realtor/ Sales 320-493-4848
Jami Knoblauch, Sales • 320-424-0557
Isaac Mumm, Realtor/Sales • 320-428-5644

AUCTIONEERS & CLERK
Zielsdorf Auction &
Real Estate Services
119 3rd St N.
Benson, MN 56215
Office: 320-843-3003

Your Farm Equipment & Real Estate Specialist

TERMS AND CONDITIONS

Attention Bidders:

- Registration & Bidding will happen at **www.zielsdorfauctions.com** For help registering or bidding please call 320-843-3003. The auction staff will be available during regular business hours 8 am-4:30 pm Monday- Friday.
- The successful bidder will be required to sign a Purchase Agreement at the close of the auction at Zielsdorf Auction Facility Located at 119 3rd St. North, Benson, MN 56215.
- **A deposit of 10% is required the day of sale. That money will be placed in Zielsdorf Auction and Real Estate Trust Account.**
- **Financing is not a contingency of sale in this offering.** Therefore, it is strongly recommended that potential bidders ensure in advance that they are able to obtain the necessary financing to close the transaction. If purchaser cannot obtain financing on the property because he/she cannot fulfill terms or does not qualify, then purchaser must either close for cash within the contractual period or forfeit his/her earnest money deposit.
- Balance of the purchase price must be paid in full at closing, or when all paperwork has been completed.
- Property is sold "AS IS, WHERE IS", with no warranties, expressed or implied.
- **Call for Verification on doing a 1031 Exchange Before Bidding.**
- **Property has been Surveyed.**
- **Property will be sold without warranty.**

- All information contained in the auction brochure and all other promotional materials including, but not limited to, photographs, directions, acreage, zoning, maps, taxes, etc. All information was provided by or on behalf of the seller and is believed correct. However seller nor auctioneer makes any guarantees or warranties as to the accuracy or completeness of the information. It is the sole responsibility of the purchaser to perform all inspections and review all property information to verify any information they deem important.

Successful Bidder

- The successful bidder will be determined by competitive bidding. The auctioneer reserves the right to make a final decision shall a dispute arise. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.
- Bid Wrangler will be the bidding platform keeping record of the bids on the parcels of land.
- **All parcels will be linked together until final bids have been placed on each parcel. If bid is placed in the last 6 minutes of bidding lot will be extended for 6 more minutes until all bidding has stopped.**

Environmental Disclaimer

- The seller, broker, and auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants, or hazardous waste prohibited by federal, state, or local law. The buyer is to rely upon his/her own environmental audit or examination of the premises.

Important Notes

- **Zielsdorf Auction and Real Estate Co. LLC, is representing the seller.**
- The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guaranties as to the seller's performance.
- **Sold with Sellers Confirmation.**
- Discuss your buying plans with a lender. Have your financing arrangements made in advance.
- Sale is **NOT** subject to financing.
- **ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.**
- Buyer and Seller will be responsible for their own closing costs.
- **A Buyers Premium of 5% will apply to final bid.**
- Real Estate Taxes will be pro rated by the buyer and the seller for the 2024 tax year.
- Buyer will receive a Clear and Marketable Title on day of closing.
- Closing will take place at a professional Title company or Attorney, agreeable by both buyer and seller.
- Buyer is encouraged to bring own inspector to inspect all aspects of the property.
- **Closing will take place On or Before May 15th 2024.**

The Terms and Conditions of Sale are described in this Buyer's Prospectus and Purchase Agreement. The information provided by this Prospectus is believed to be accurate. However, no warranty or guarantee, expressed or implied, is intended or made by owners or Zielsdorf Auction and Real Estate Company. Auctioneers and owners will not be held responsible for discrepancies or inaccuracies. All information contained in this and other advertisements was obtained from sources believed to be accurate. All buyers must independently investigate and confirm any information or assumptions on which any bid is based.



Parcel #1

1 Surveyed Acre

Long Beach Township Section 22,

Township 125, Range 38

24-0163-000

Approx. 404 Ft Of Shoreline On Lake Minnewaska

.56 Surveyed Acres North Of Highway

Online Only Auction March 15th – 25th 2024

Helen Anderson Pope County Land and Lakeshore



Ben Oleson & Fred Sandal

Information about what can happen with the property.

1. For a new driveway approach from the highway, you would need to get a permit from MnDOT. You could ask MnDOT what the likelihood might be.
2. On the question of whether this lot is buildable, you may be able to build a home to the north of the road, though be aware that the ordinance requires meeting 50 ft setback from the road right-of-way and 20 ft setback from the rear lot line.
3. The lakeshore side would be unbuildable due to both the highway setback (50 ft) and the lake setback (50 ft unsewered, 75 ft sewerred). A water-oriented accessory structure such as a boat dock might be possible with a variance.

An ordinance stipulation to keep in mind is that overnight RVs on vacant or unbuildable lots are not allowed unless you were able to obtain an interim use permit allowing temporary usage as such from the City Council.

If I can be of further help, please let me know.

Fred

For information about further information please email.

Fred.sandal@hometomnplanning.com

or

oleson@hometomnplanning.com

For More Information Call Isaac Mumm @ 320-428-5644

Isaacmumm@gmail.com



Parcel Report

Parcel Number: 24-0163-000

General Information

Township: LONG BEACH
Taxpayer: ANDERSON/HELEN CLAIRE
25359 190TH ST
GLENWOOD MN 56334

Section: 22
Township: 125
Range: 38

Physical Address:

Plat: LONG BEACH CITY, UNPLATTED AREA

School District: 2149 - MINNEWASKA AREA H S

Township/City: Hospital: Water: Sanitary:
24 1 0 1

Deeded Acres: 0.00

Tillable Acres: 0.00

Legal Description:

GL 1 EX PTS ON DOCS# 101676, 116502, 133310 & 133996 & EX PARCEL 214B OF MN DOT ROW PLAT 61-1

Current Classification Information

Class	Homestead	Percent	Choice	Rel
151 SEASONAL REC RESIDENTIAL	0 NON HOMESTEAD		099	

Valuation Information

	Estimated Market Value	Taxable Value
Land:	\$61,500	\$61,500
Building:	\$0	\$0
Machine:	\$0	\$0
Total:	\$61,500	\$61,500

STEPHANIE RUST
POPE COUNTY AUDITOR-TREASURER
130 E. MINNESOTA AVE., STE 218
GLENWOOD, MN 56334-4525
320-634-7706
www.popecountymn.gov

Property ID Number: 24-0163-000
Property Description: SECT-22 TWP-125 RANG-38
LONG BEACH CITY, UNPLATTED AREA GL 1
EX PTS ON DOCS# 101676, 116502,

HELEN CLAIRE ANDERSON
25359 190TH ST
GLENWOOD MN 56334

2680-T

2023
PROPERTY TAX
STATEMENT

TC	543	470
Values and Classification		
Taxes Payable Year		2022 2023
Estimated Market Value:		43.400 47.000
Homestead Exclusion:		
Taxable Market Value:		43.400 47.000
New Improve/Expired Excls:		
Property Class:		RES VAC LAND SEASONAL NH
Sent in March 2022		
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	
Sent in November 2022		340.00
Step 3	Property Tax Statement	
	First half Taxes:	164.00
	Second half Taxes:	164.00
	Total Taxes Due in 2023	328.00

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits		3. Property taxes before credits	496.00	328.00
		4. A. Agricultural and rural land tax credits00	.00
		B. Other credits to reduce your property tax00	.00
		5. Property taxes after credits	496.00	328.00
Property Tax by Jurisdiction		6. County	213.65	151.83
		7. City or Town	110.93	80.23
		8. State General Tax00	23.16
		9. School District: 2149		
		A. Voter approved levies	42.34	19.46
		B. Other local levies	110.23	39.11
		10. Special Taxing Districts:		
		A. POPE COUNTY HRA	8.92	7.65
		B. GLACIAL RIDGE HOSP	9.93	6.56
		C.		
		D.		
		E.		
		11. Non school voter approved referenda levies		
		12. Total property tax before special assessments	496.00	328.00
Special Assessments on Your Property		13. A.		
		B.		
		C.		
		D.		
		E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			496.00	328.00

Taxes Payable Year		2022	2023
			.00
		.00	
		496.00	328.00
		.00	.00
		.00	.00
		496.00	328.00
		213.65	151.83
		110.93	80.23
		.00	23.16
		42.34	19.46
		110.23	39.11
		8.92	7.65
		9.93	6.56
		496.00	328.00
		496.00	328.00

2nd Half Pay Stub 2023
DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2023
DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 24-0163-000 RCPT# 10780
SEASONAL NH

PRCL# 24-0163-000 RCPT# 10780
SEASONAL NH

AMOUNT DUE	
OCTOBER 16, 2023	2ND HALF TAX 164.00
	PENALTY
	TOTAL
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.	

AMOUNT DUE	TOTAL TAX 328.00
MAY 15, 2023	1ST HALF TAX 164.00
	PENALTY
	TOTAL
TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	

HELEN CLAIRE ANDERSON 2680-T
25359 190TH ST
GLENWOOD MN 56334

HELEN CLAIRE ANDERSON 2680-T
25359 190TH ST
GLENWOOD MN 56334



Parcel #2

.32 Surveyed Acre

Long Beach Township Section 22,

Township 125, Range 38

08-0182-002

Approx. 379 Ft Of Shoreline On Lake Minnewaska



Parcel Report

Parcel Number: 08-0182-002

General Information

Township: MINNEWASKA

Section: 21

Taxpayer: ANDERSON/HELEN CLAIRE
25359 190TH ST
GLENWOOD MN 56334

Township: 125

Range: 38

Physical Address:

Plat:

School District: 2149 - MINNEWASKA AREA H S

Township/City:

Hospital:

Water:

Sanitary:

8

2

0

2

Deeded Acres: 0.00

Tillable Acres: 0.00

Legal Description:

PT GL 4 LYING S & E OF TH# 28-29 & NELY OF DOC# 117456

Current Classification Information

Class	Homestead	Percent	Choice	Rel
151 SEASONAL REC RESIDENTIAL	0 NON HOMESTEAD		099	

Valuation Information

	Estimated Market Value	Taxable Value
Land:	\$15,500	\$15,500
Building:	\$0	\$0
Machine:	\$0	\$0
Total:	\$15,500	\$15,500

STEPHANIE RUST
POPE COUNTY AUDITOR-TREASURER
130 E. MINNESOTA AVE., STE 218
GLENWOOD, MN 56334-4525
320-634-7706
www.popecountymn.gov

Property ID Number: 08-0182-002
Property Description: SECT-21 TWP-125 RANG-38
PT GL 4 LYING S & E OF TH# 28-29 &
NELY OF DOC# 117456

HELEN CLAIRE ANDERSON
25359 190TH ST
GLENWOOD MN 56334

2680-T

2023
PROPERTY TAX
STATEMENT

MINNEWASKA

23

PRCL# 08-0182-002 RCPT# 3313

TC 124 155

PROPERTY TAX STATEMENT

Values and Classification		
	Taxes Payable Year 2022	2023
Step 1	Estimated Market Value:	9.900 15.500
1	Homestead Exclusion:	
	Taxable Market Value:	9.900 15.500
	New Improve/Expired Excls:	
	Property Class:	RES VAC LAND SEASONAL NH
	Sent in March 2022	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	92.00
	Sent in November 2022	
Step 3	Property Tax Statement	
	First half Taxes:	90.00
	Second half Taxes:	.00
	Total Taxes Due in 2023	90.00

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits	3. Property taxes before credits	
	4. A. Agricultural and rural land tax credits	
	B. Other credits to reduce your property tax	
	5. Property taxes after credits	
	6. County	
Property Tax by Jurisdiction	7. City or Town	
	8. State General Tax	
	9. School District: 2149	A. Voter approved levies
		B. Other local levies
	10. Special Taxing Districts:	A. POPE COUNTY HRA
		B.
		C.
Special Assessments on Your Property	11. Non school voter approved referendum levies	
	12. Total property tax before special assessments	
	13. A.	
	B.	
	C.	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		

Taxes Payable Year		2022	2023
			.00
		.00	
		98.00	90.00
		.00	.00
		.00	.00
		98.00	90.00
		49.87	50.18
		11.27	10.35
		.00	7.64
		9.66	6.42
		25.16	12.89
		2.04	2.52
		98.00	90.00
		98.00	90.00

2nd Half Pay Stub 2023
DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2023
DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 08-0182-002 RCPT# 3313
SEASONAL NH

PRCL# 08-0182-002 RCPT# 3313
SEASONAL NH

OCTOBER 16,2023	2ND HALF TAX		.00	TOTAL DUE	TOTAL TAX	90.00
	PENALTY			MAY 15, 2023	1ST HALF TAX	90.00
	TOTAL			TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.		TOTAL
	NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.					
HELEN CLAIRE ANDERSON			2680-T	HELEN CLAIRE ANDERSON		
25359 190TH ST				25359 190TH ST		
GLENWOOD MN 56334				GLENWOOD MN 56334		



Parcel #3

1.07 Surveyed Acre

Long Beach Township Section 21,

Township 125, Range 38

08-0182-001

Approx. 859 Ft Of Shoreline On Lake Minnewaska

General Information

Township: MINNEWASKA

Section: 21

Taxpayer: ANDERSON/HELEN CLAIRE
25359 190TH ST
GLENWOOD MN 56334

Township: 125

Range: 38

Physical Address:

Plat:

School District: 2149 - MINNEWASKA AREA H S

Township/City:	Hospital:	Water:	Sanitary:
8	2	0	2

Deeded Acres: 0.00

Tillable Acres: 0.00

Legal Description:

PT GL 4 LYING S & E OF TH# 28-29 & SWLY OF DOC# 117456 EX PT ON DOC# 105737

Current Classification Information

Class	Homestead	Percent	Choice	Rel
151 SEASONAL REC RESIDENTIAL	0 NON HOMESTEAD		099	

Valuation Information

	Estimated Market Value	Taxable Value
Land:	\$15,500	\$15,500
Building:	\$0	\$0
Machine:	\$0	\$0
Total:	\$15,500	\$15,500

STEPHANIE RUST
POPE COUNTY AUDITOR-TREASURER
130 E. MINNESOTA AVE., STE 218
GLENWOOD, MN 56334-4525
320-634-7706
www.popecountymn.gov

2023
PROPERTY TAX
STATEMENT

MINNEWASKA

PRCL# 08-0182-001 RCPT# 3312

TC	124	155
Values and Classification		
Taxes Payable Year		2022 2023
Estimated Market Value:		9.900 15.500
Homestead Exclusion:		
Taxable Market Value:		9.900 15.500
New Improve/Expired Excls:		
Property Class:		RES VAC LAND SEASONAL NH
Sent in March 2022		
Step 1		
Step 2	Proposed Tax	
* Does Not Include Special Assessments		92.00
Sent in November 2022		
Step 3	Property Tax Statement	
First half Taxes:		90.00
Second half Taxes:		.00
Total Taxes Due in 2023		90.00

Property ID Number: 08-0182-001
Property Description: SECT-21 TWP-125 RANG-38
PT GL 4 LYING S & E OF TH# 28-29 &
SWLY OF DOC# 117456 EX PT ON DOC#

HELEN CLAIRE ANDERSON 2680-T
25359 190TH ST
GLENWOOD MN 56334

\$\$\$
RETURN 88

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.

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE
2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits	3. Property taxes before credits	
	4. A. Agricultural and rural land tax credits	
	B. Other credits to reduce your property tax	
	5. Property taxes after credits	
	6. County	
Property Tax by Jurisdiction	7. City or Town	
	8. State General Tax	
	9. School District: 2149 A. Voter approved levies	
	B. Other local levies	
	10. Special Taxing Districts: A. POPE COUNTY HRA	
Special Assessments on Your Property	B.	
	C.	
	D.	
	E.	
	11. Non school voter approved referendum levies	
12. Total property tax before special assessments		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		

Taxes Payable Year	2022	2023
		.00
		.00
	98.00	90.00
	.00	.00
	.00	.00
	98.00	90.00
	49.87	50.18
	11.27	10.35
	.00	7.64
	9.66	6.42
	25.16	12.89
	2.04	2.52
	98.00	90.00
	98.00	90.00

2 2nd Half Pay Stub 2023 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1 1st Half Pay Stub 2023 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 08-0182-001 RCPT# 3312
SEASONAL NH

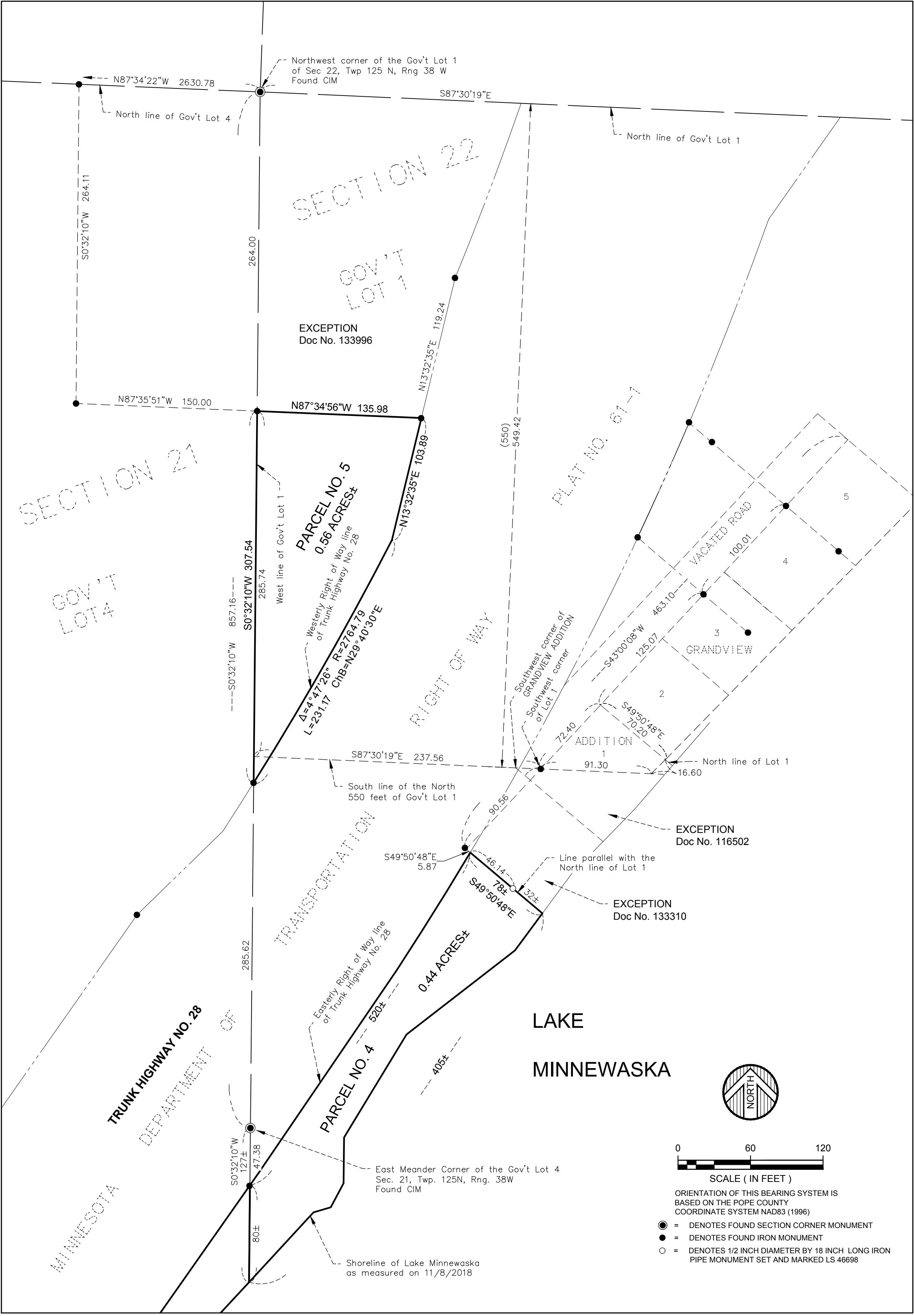
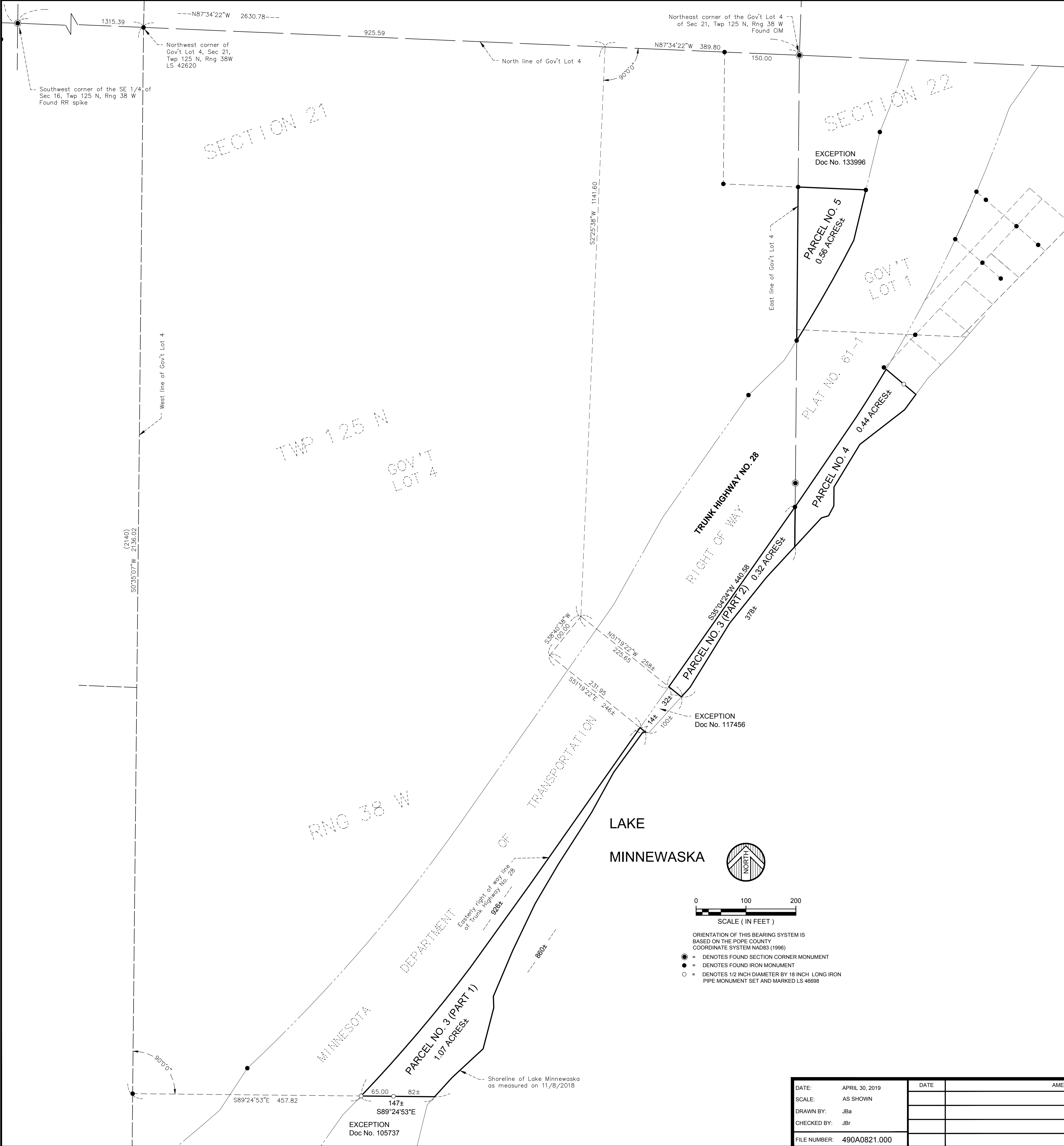
PRCL# 08-0182-001 RCPT# 3312
SEASONAL NH

OCTOBER 16, 2023	2ND HALF TAX .00	TOTAL DUE	TOTAL TAX 90.00
	PENALTY	MAY 15, 2023	1ST HALF TAX 90.00
	TOTAL		PENALTY
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	
HELEN CLAIRE ANDERSON 2680-T		HELEN CLAIRE ANDERSON 2680-T	
25359 190TH ST		25359 190TH ST	
GLENWOOD MN 56334		GLENWOOD MN 56334	

LIST ADDRESS CORRECTION ON BACK OF STUB.
CHECK CASH

LIST ADDRESS CORRECTION ON BACK OF STUB.
CHECK CASH

CERTIFICATE OF SURVEY



DATE:	APRIL 30, 2019	DATE:		AMENDMENTS	BY:	PREPARED FOR: HELEN ANDERSON
SCALE:	AS SHOWN					I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY:	JBa					J. Brunkhorst
CHECKED BY:	JBr					
FILE NUMBER:	490A0821.000					JUERGEN BRUNKHORST, LS DATE: 4/30/2019 LIC. NO. 46698



WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental