

REAL ESTATE AUCTION

OPEN HOUSE: Friday, June 17th 5-6PM | DANVERS, MN

975 40th St NW, Danvers, MN 56231 (Please No Drive On Inspections)

AUCTION CLOSES: 11AM, Monday, June 27th | ONLINE ONLY

8 Acres
Located
7 Miles
North of
Danvers

RECENTLY BUILT
2 Bedroom 1 Bath
Barndominium
Connected Shop

Fragodt Auction Co.

• & REAL ESTATE •

www.FragodtAuctions.com

Auction Terms & Conditions:

5% Buyer's Premium Will Apply. Five Percent will be added to the final bid to arrive at the contract sale price.

Auctioneer is representing the seller

Real Estate is being sold "As Is, Where Is" with no Warranties or Contingencies

Seller and Auctioneer give no warranties or guarantees; expressed or implied

Financing is not a contingency for this Auction

2022 Real Estate Taxes will be Proratred

Buyer should rely on their own information and judgment

Property will be sold subject to owner confirmation

Successful bidder will be required to pay 10% down (non-refundable) and sign a purchase agreement immediately following the auction.

Buyers who are unable to close for any reason will be in default and the earnest money will be forfeited.

The Balance will be due at closing (approximately 30 days after auction or when paperwork is ready)

A Real Estate Attorney will be handling all earnest money

Closing will take place at Wilcox Law Office

Buyer and seller are responsible for their own closing costs

All announcements made on auction day take precedence over any advertised material

A clean and marketable title will be available day of closing

Possession will take place immediately after closing.

All information provided in all forms about the subject property were obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of all information.

975 40th Street NW, Benson, MN 56231-3014

Single Family
(SF) Single Family

List #: **6205466**
Status: **Active**

List Price: **\$1**
Orig List Pr: **\$1**



Property ID: 190114100	Total Bed/Bath: 2/1
Year Built: 2012	Garage Stalls: 2
Stories: One	Tax Year: 2021
Constr Status: Previously Owned	Tax Amount: \$482
Foundation Sz: 3,200	Tax Assess Bal: \$0
Foundation Dim:	Tax w/ Assess: \$482
Abv Grd Fin SF: 1	Tax Assess Pnd: No
Bel Grd Fin SF: 0	Homestead: No
Total Fin SF: 1	Year/Season: Yearly
School Dist: 777 - Benson (320-843-2710)	
Acres/Sqft: 8.130/354,143	County: Swift
Lot Size: 595x595	Postal City: Danvers
List Date: 06/01/2022	DOM: 1
Rcvd by MLS: 06/01/2022	CDOM:/PDOM: 1/1

Directions: **11 miles NW of Benson MN and 23 Miles SE of Morris MN.**

General Information

Legal Desc: **PT NW1/4 COMM AT NW COR OF SEC 26, THEN N 89 DEG 59 MIN 41 SEC E ALONG N LINE 887.92 FT TO PT OF BEG, THEN N 89 DEG 59 MIN 41 SEC E 590 FT, THEN S 0 DEG 45 MIN 50 SEC W 600 FT, THEN S 89 DEG 59 MIN 41**

Multiple PIDs: **190114100**

Section/Township/Range: **26/122/41**

Land Lease?: **No**

Fract Ownr: **No**

Manufactured: **No**

Comp/Dev/Sub: **No**

Assc Mgmt Comp: **No**

Zoning: **Residential-Single Family**

Accessibility: **None**

Rental License:

Common Wall: **No**

Phone:

Fire #: **No**

Insur Fee: **\$0**

Assc Fee: **\$0**

Wooded:

Remarks

Public: **Here's your chance to own a recently built Barndominium in Swift County. This Auction features a well maintained home on 8 Acres, in-floor heat, a large porch, sauna, and a 30'x40' garage/shop.**

Structure Information

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Bedrooms</u>	2			Heat:	Forced Air, In-Floor Heating		
Living Room	Main						Fuel:	Propane		
Dining Room	Main						Air Cond:	Central		
Kitchen	Main		Bathrooms				Water:	Well		
Bedroom 1	Main		Total: 1	3/4: 0	1/4: 0		Sewer:	Mound, Private		
Bedroom 2	Main		Full: 1	1/2: 0			Electric:	100 Amp Service		
			Bath Desc:					Garage Stls:	2	
			Finished SqFt	Total SqFt					Garage Dim:	30x40
			Abv Gd: 1	Abv Gd: 3,200					Garage SF:	1,200
			Blw Gd: 0	Main Fl: 2,400						
			Total: 1	Blw Gd: 0						
				Total: 3,200						

Features

Fireplaces: **0**

Appliances: **Dryer, Range, Washer**

Basement: **None**

Constr Materials:

Parking Char: **Attached Garage**

Exterior: **Metal**

Compensation & Financial

RONALD A. VADNAIS
 SWIFT COUNTY TREASURER
 P.O. BOX 207
 BENSON, MN 56215
 320-843-3544
 www.swiftcounty.com

2022
PROPERTY TAX STATEMENT

PRCL# 19-0114-100 RCPT# 7685
 TC 380 380

Property ID Number: 19-0114-100
Property Description: SECT-26 TWP-122 RANG-41
 PT NW1/4 COMM AT NW COR OF SEC 26,
 THEN N 89 DEG 59 MIN 41 SEC E ALONG
 975 40TH ST NW

SHOWALTER FARMS 10041-T
 TO: BRADLEY SHOWALTER
 975 40TH STREET NW
 DANVERS MN 56231

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	63,400	63,400
	Homestead Exclusion:	25,360	25,360
	Taxable Market Value:	38,040	38,040
	New Improve/Expired Excls:		
Property Class:		RES HSTD	RES HSTD
Sent in March 2021			
Step 2	Proposed Tax		450.00
* Does Not Include Special Assessments Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		251.00
	Second half Taxes:		251.00
Total Taxes Due in 2022			502.00

\$\$\$ REFUNDS? 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 431.94
 4. A. Agricultural and rural land tax credits00
 B. Other credits to reduce your property tax00
 5. **Property taxes after credits** 431.94

Property Tax by Jurisdiction
 6. County 176.63
 7. City or Town 23.15
 8. State General Tax00
 9. School District: 777 A. Voter approved levies 116.07
 B. Other local levies 109.87
 10. Special Taxing Districts: A. REGION 6W 1.25
 B. RURAL DEV AUTH 4.97
 C.
 D.
 11. Non-school voter approved referenda levies
 12. Total property tax before special assessments 431.94

Special Assessments on Your Property
 13. A. 62022 SOLID WASTE FEE 50.00
 B. 98421 LAT A JD #848
 PRIN 50.58 C. 98771 RED. OF JD #810
 INT INT 50.00
 TOT 50.58 D. 62021 SOLID WASTE 2021
 E.
 14. **YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS** 482.00

Taxes Payable Year:	2021	2022
		451.42
	431.94	
	431.94	451.42
	.00	.00
	.00	.00
	431.94	451.42
	176.63	186.49
	23.15	24.00
	.00	.00
	116.07	127.57
	109.87	105.78
	1.25	1.28
	4.97	6.30
	431.94	451.42
		50.00
		.48
	.06	.10
	50.00	
	482.00	502.00

2nd Half 2022 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: SWIFT COUNTY TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2022 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: SWIFT COUNTY TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 19-0114-100 RCPT# 7685
 RES HSTD

PRCL# 19-0114-100 RCPT# 7685
 RES HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
OCTOBER 17, 2022	2ND HALF TAX	251.00	502.00
	PENALTY		251.00
	TOTAL		

NO RECEIPT SENT UNLESS REQUESTED.
 YOUR CANCELLED CHECK IS YOUR RECEIPT.

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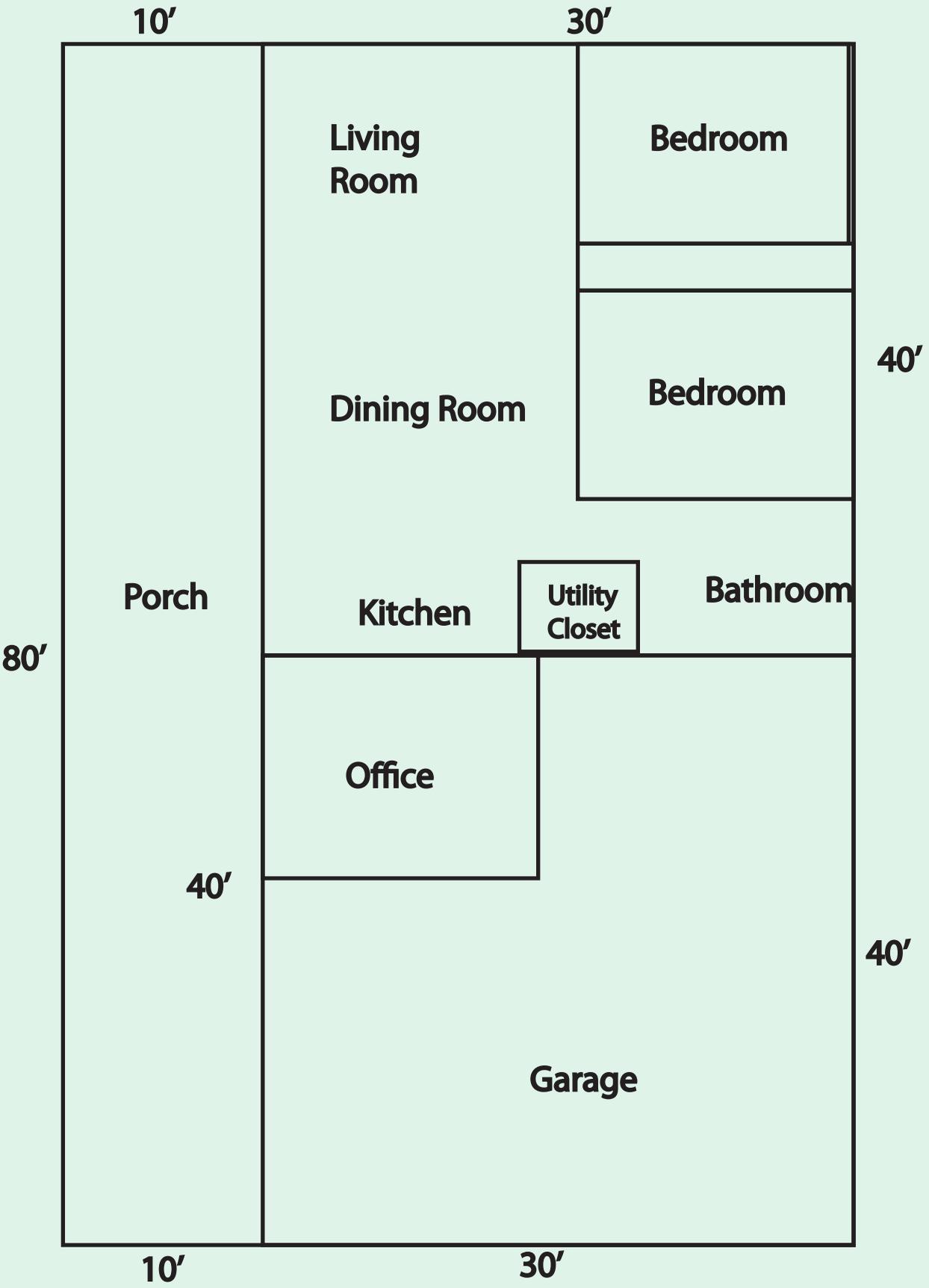
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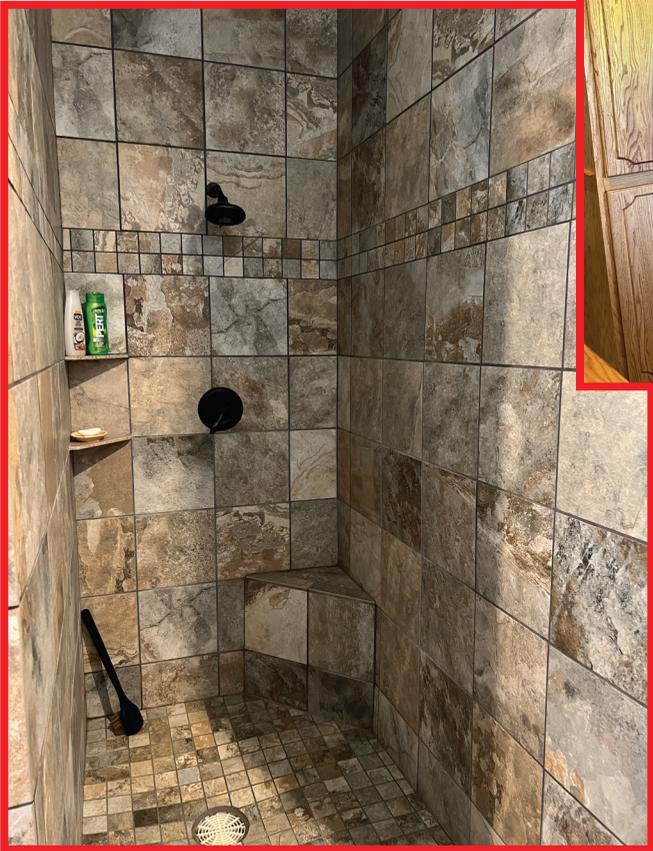
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CASH CHECK COUNTER MAIL OTHER
 List address corrections and changes on the back.

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BARNDOMINIUM FLOORPLAN







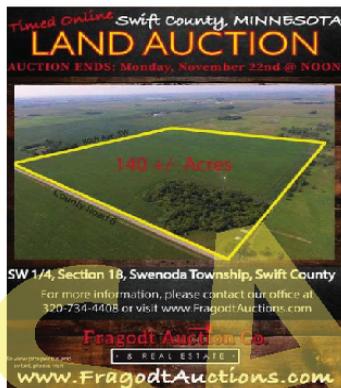


ONLINE AUCTION BIDDING

The sale prices of these parcels will be determined by competitive bidding that will take place on www.FragodtAuctions.com.

The bidding will not close and the property will not be sold until everyone has their best bid. The bidding will not close until there have been no bids received. This means the auction will have a "soft close." Any bid placed within the last four minutes will reset the countdown of the auction to four (4) minutes. Once no bids have been received for four (4) minutes, and the timer counts down to zero, the auction will be over.

To register, go to: www.FragodtAuctions.com. Find the Login/Register button at the top of the page. Click that button. If you have already signed up for our auctions, you simply put in your Username or Email, along with your password and you are able to bid on our auctions. If you have not previously signed up for our auctions you click the Red Button that says "Register." That button will have you verify your email address, ask you a few questions about your name and address, and for our auctions that we charge Credit Cards at the conclusion, it will ask you your card information. When that information gets entered you are registered and able to bid on our auctions.



***NO RESERVE* 140 +/- ACRES IN SECTION 18** Lot Number: 1
SWENODA TOWNSHIP IN SWIFT COUNTY

Completed		Current Bid: \$7,124.00/Acre x
Start Time: 11/11/2021 6:00:00 PM	End Time: 11/22/2021 12:00:00 PM	140.32 Acres = \$999,639.68
Bid Count: 0		140.32 Acres
Watching: 0		Bidding complete
Starting Bid: \$0.04/Acre		
Bid Increment: \$50.00		

Contact Info: **Location:**



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