

ON 15.5 WOODED ACRES IN THE AVON HILLS! Growing Facilities, Orchards, Gardens, Woodland CLASSIC COUNTRY 4 BEDROOM HOME BID YOUR PRICE ON THIS DESIRABLE





ANDMARK

Classic Country Home on 15.5 Wooded Acres

# REAL



Located in the Avon Hills







#### A SENSE OF PEACE & PLACE

Classic Country 4 Bedroom Home

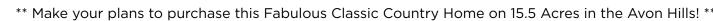
- 2,500 square foot, 4 Plus Bedroom, 3 bath, Classic Country home
- Fabulous Fieldstone Fireplace to share with friends and family
- Gracious East Open Porch overlooking gardens and growing hoops a quiet place to enjoy your morning coffee
- Room to entertain on the large west deck and patio with bubbling fountain beside the Enchanting Cedar lined Gazebo. With a glass of wine and a book, this is a place to cherish, overlooking the grape arbor, gardens and the apple orchard on the west lawns.
- With many amenities and business possibilities!
- THE OPPORTUNITY IS YOURS!

## 6:30 PM Closing Tuesday September 28th, 2021

Go to www.SchultzAuctioneers.com for complete property information video and many photos. November 18th, 2021 Closing / Possession







### Classic County Home on 15.5 Wooded Acres

Located in the Avon Hills

# ONLINE REAL BID ONline at Proxibid.com/Schultz

# 6:30PM Closing Tuesday, Sept. 28th

### A Sense of Peace & Place



#### CLASSIC COUNTRY 4 BEDROOM HOME

A 15.50 Acre parcel in the NE ¼ SE ¼ Located South of the road in Section 03, Township 124, Range 30 of Stearns County, Mn Subject to Survey PID# 05.02627.0000

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#### Many amenities include:

- Beautiful Hosta and flower gardens
- Plant Growing 24 X 84 High Tunnel Green house with trickle / drip irrigation
- (3) Black Mesh Growing Hoops 14 X 24, 14 X 20, 13 X 36
- Hill side 18 X 30 Garden Shed
- Garden Sales Shed 11 X 11.8 with Covered Entry
- 26 X 36 X 10 ft, 2 plus Car Garage & Shop with side 4.8 ft X 30 ft Hot House grow shed
- 12 X 16 Chicken Barn
- Fenced Waterfowl Pond
- Classic Country Home on 15.5 Wooded Acres in the Avon Hills Community
- Secluded Avon Hills Setting 1½ miles West of St John's on Fruit Farm Road
- Gardens and Growing Center
- Multi use potential Bed & Breakfast AirBnb Wedding Venue A home for you



#### "Home of Woodland Hostas Gardens and Growing Center"

• Bring your "Green Thumb"! Continue the Hosta Business & More! Hosta production center - Apple Orchards - Berry Production -- Grape Arbor - 2 acres of mature Pines - 10 Acres of Maple Syrup Forest with Walking and 4 wheel trails, Wooded Hunting - Recreational Land. Enjoy Country living in the Avon Hills

#### ADDRESS:

15387 Fruit Farm Road, St. Joseph, Mn 56374 Just East of Collegeville Orchards on Fruit Farm Road and just over a mile and half West of St. John's College,

#### **DIRECTIONS:**

From Avon: #9 On the South side of I-94, East on #159 just over a half mile, Then right and South on #50 just over 1.5 miles

Then Left on Fruit Farm Road, just over a ½ mile to the Woodland Hosta's Homesite on the South side of the road at 15387 Fruit Farm Road. (Follow Signs)

#### **SALE TERMS:**

#### PROPERTY PREVIEW

9:30 - 11:30 Saturday September 18th, 2021

5:00 - 7:00 Tuesday Sept. 21st, 2021

OR: For Private Showing, Contact Mike Schultz 320-232-0850

Go to www.SchultzAuctioneers.com for many pictures, Drone Video and details.

#### CASH SALE: \$10,000 Nonrefundable Earnest Money, Minimum Opening Bid of \$380,000. Property Sells Absolute at Minimum Bid or Above

Balance due at closing on or before November 18th, 2021

#### BIDDING OPEN NOW! BID YOUR PRICE! HIGH BID WINS!

SchultzAuctioneers.com for many pictures, and details Live Online Bidding at www.Proxibid.com/Schultz

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Contact Mike Schultz 320-232-0850

