



Postal Customer

*****ECRWSEDDM****

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

Online Real Estate Auction Closing 6:30 pm Tuesday Sept. 28th, 2021

Downsizing? Thinking of Selling?

“When Buying and Selling Matters!”



Mike Schultz
320.232.0850



Jim Waltman
320.630.9620



Jan Schultz - Broker
320.232.0022

Our Landmark Team is Ready to Serve You!
1-800-457-2967 www.SchultzAuctioneers.com

Classic Country Home on 15.5 Wooded Acres

**ONLINE
REAL
ESTATE**

Auction

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!**



A glass of wine and a book,
this is a place to cherish



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**

**** Make your plans to purchase this Fabulous Classic Country Home on 15.5 Acres in the Avon Hills! ****

LANDMARK
AUCTIONS by

**SCHULTZ
AUCTIONEERS**

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AUCTIONEERS: MIKE, JAN, ISAAC AND MATT
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Celebrating
43
Years

Live Online
Bidding

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Classic County Home on 15.5 Wooded Acres

Located in the Avon Hills

ONLINE
REAL
ESTATE

Auction

Bid Online at
Proxibid.com/Schultz

6:30PM

Closing Tuesday, Sept. 28th

2021

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 - 1 ½ 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:

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

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.

Tomsche Family, Owners

Live Online
Bidding

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Register at Proxibid.com for Online
Bidding at Proxibid.com/Schultz

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