

Grand Rapids Real Estate Auction

6% Buyers Premium

**3 BEDROOM,
3 BATH with
WALKOUT BASEMENT
ON 1.8 ACRES**

**2026
JANZEN**

REAL ESTATE AUCTION

Thursday, August 27 • 6:00 p.m.

This is a wonderful opportunity to own this **3-bedroom, 3 bath home** in the heart of Grand Rapids. All bedrooms situated on the main floor, master bedroom 3/4 bath, an updated kitchen, formal dining & large living room are of mention. The **full walkout basement** features a large family room & two large storage rooms that could be converted into bedrooms. This property features country living but within minutes of all your city amenities. This property sits on **1.8 spacious acres** with plenty of room for outdoor activities. The property also includes a **24x28 two car detached garage** and a **30x48 pole shed** for all of your storage needs. This is a must see!

Property to be Auctioned **Thursday, August 27 at 6:00 p.m.** Contact Janzen Auctioneers at (218) 927-4488 with any questions.

Property Address: 2200 16th Street SW, Grand Rapids, MN 55744
Itasca County Parcel ID #: 91-558-0810

Legal Description: Horseshoe addition Lot 1 Block 8
MLS #: 7122129



REAL ESTATE TERMS: \$20,000 down non-refundable certified earnest money due the day of the auction, accompanied by a bank letter/statement showing proof of funds. This property is being sold AS IS without contingencies, which includes but is not limited to the condition of the home or outbuildings, the sewer system, the well or any property lines. Real Estate to be sold on Thursday August 27th at 6:00 PM. The closing will take place within 30-40 days of the Auction Day. There will be a 6% buyer's premium added to the final accepted high bid creating the contract price. **Example:** \$240,000 x 6% is \$14,400 equaling the contract price of \$254,400. Sale subject to the seller's confirmation. Contact Janzen Auctioneers for questions about the real estate terms.

Real Estate of Thomas & Bertha Hamilton
Karen Mickelson, Charlene Perreault & Pauline Wirtz (owners)



BOB, JEREMY & ASSOCIATES

Bob Janzen, Auctioneer/Realtor - Lic. #01-14, Jeremy Janzen, Auctioneer/Realtor - Lic. #01-10,
Dallas Smith - Lic. #01-41, Dan Masloski - Lic. #02-111, Jeff Manley - Lic. #18-339 and Noah Janzen
Aitkin, MN • 218-927-4488 or jerjanzen77@gmail.com

www.midwestauctions.com/janzen

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