

CUSHING AREA REAL ESTATE AUCTION

2 BR, 2 BA Lake Home on
8 acres with 450 feet shoreline
on Thunder Lake

2026
JANZEN/MOHS

Robert & Jayne Lynch Trust
REAL ESTATE

AUCTION

Onsite Friday, June 12 • 5 p.m.

Open House Dates

Sunday, May 17th 11 a.m.-1 p.m.

Sunday, May 25th 11 a.m.-1 p.m.

Saturday, June 6th 11 a.m.-1 p.m.

Property Address: 33600 Leisure Drive, Cushing MN • Directions: From Motley head SE on Hwy #10 for 15 miles to County Road 16, then west 8 miles to Lightning Pass, follow to Leisure Drive to property on right



Legal Description: BEG AT INTERSECTION OF E LINE OF LOT 3 & TWP RD, NW 580 FT, NE TO LAKE, E 450 FT TO E LINE OF LOT 3, S TO BEG 6.00 ACRES
Parcel ID: 24-0-033100 Todd County
MLS#: 7071465
Owners: Robert & Jayne Lynch Trust
Patrick Lynch Trustee



Real Estate Description: This is an Auction property to be sold onsite Friday June 12th at 5:00 p.m. A beautiful 2-bedroom 2 bath home nestled on 8 acres of towering pines. This property features 450 feet of picturesque shoreline on Thunder Lake in Todd County. This property offers the perfect combination of comfort, space & tranquility. Featuring a well-appointed kitchen, spacious living & family areas, a cozy breezeway to enjoy breath taking views. Also included is a wood fireplace to enjoy the cool spring or fall days. Some of the recent updates include new carpet & paint on the interior and a crushed granite driveway with cul-de-sac on the exterior. The property has an 18x24 attached garage and a 26x32 detached garage for ample storage for all the toys. The property comes with a newer Direct Force Fortress generator for backup power needs. Situated on a quiet secluded road. This property offers a peaceful retreat, an abundance of beauty with nature all around. If you're looking to escape the commotion or enjoy lakeside living this property has it all. This is a must see!

Real Estate Terms: \$25,000 down nonrefundable certified earnest money due the day of the auction, accompanied with a letter 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 out buildings, the sewer system, the well or any property lines. Real Estate to be sold on Friday June 12th at 5:00 p.m. The closing will take place within 30-40 days from the Auction Day. There will be a 6% buyer's premium added to the final accepted high bid creating the contract price. Example: 350,000 x 6% = \$21,000 equaling the contract price of \$371,000. Real Estate sale subject to the seller's confirmation. All remaining personal property will stay with the home.



BOB, JEREMY & ASSOCIATES

Bob Janzen, Auctioneer/Realtor - Lic. #01-14, Jeremy Janzen, Auctioneer/Realtor - Lic. #01-10, Bill Mohs Lic. #180503, Dallas Smith - Lic. #01-41, Dan Masloski - Lic. #02-111, Jeff Manley - Lic. #18-339 and Noah Janzen

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