

# Online Real Estate & Personal Property Auction

**Wednesday, July 8th - 5:30 pm ~ 3698 135th St, Plato, MN 55370**

**Real Estate to sell ONLINE ONLY at 5PM & prior to personal property closing!**

**Terms: No buyers premium on real estate. See magesland.com for complete details.**

**RASM: 267040504 & NS MLS: 7087337**



Welcome to a spectacular 3,500+ sq. ft. modern executive estate nestled on 48 acres, thoughtfully managed for ultimate privacy, exceptional wildlife habitat, and breathtaking rural views! Perfectly engineered for luxury country living, outdoor enthusiasts, and conservationists. This property offers a rare combination of premium infrastructure and lucrative passive income. This well maintained home boasts an open-concept design across two fully finished levels of spacious living. The main level features a sunlit great room with 9' ceilings, convenient main-floor laundry and a private primary suite complete with a walk-in closet and a jetted tub designed for relaxation. The finished walkout lower level features a gas fireplace with remote/thermostat, a spacious family room, an inviting 4-season porch with panoramic views and a flexible guest bedroom/office layout. Enjoy unmatched winter comfort with a multi-zone radiant in-floor heating system, full Napco security, and a Rainy Iron Master water conditioning system (2024). Immediate peace of mind is guaranteed by recent exterior upgrades, including a Timberline HDZ lifetime roof on both the house and outbuildings (2023), upgraded insulated garage doors, and new privacy fencing. For the investor or habitat manager, this land stands out unlike any other. The acreage generates over \$11,500 in annual passive income with high-yielding conservation contracts (\$7,500/year CRP through 2033 and a transferable \$4,000+/year CSP contract.) The diverse landscape features 11 acres of mature woods with established ATV trails, 3 acres of prime tillable wildlife food plots, and nearly 2,000 professionally planted conservation trees - including an established orchard of pear, apricot, plum and apple trees. Waterfowl and fishing opportunities are premier. The property includes roughly 1 acre of managed duck habitat and shallow ponds, centered around a gorgeous 0.35-acre backyard fishing pond complete with solar-powered aerator and stocked with bass, crappie and sunfish. Outside also includes a 30'x50' cold-storage pole shed with dual-side access doors for equipment, plus an attached 3-stall garage to the house. Enjoy absolute rural tranquility without sacrificing metro access. With the massive HWY 212 four-lane highway expansion completing in Fall of 2026, this rural property is positioned within a corridor just 20-30 minutes to Carver or Chaska. Truly a turn-key legacy estate! Utilities include a private well & LP gas.



**For showings or more information contact:**

**Matt Mages - 507-276-7002**

**Real Estate Terms: No Buyer's Premium on Real Estate. Bidders are required to mail in or drop off a \$30,000 earnest money cashiers check made out to the bidder and Mages Land Company Trust. Checks will be held, and not deposited. All checks must be mailed or delivered to the Mages office no later than July 6th to be approved for online bidding. Once becoming the winning bidder, the buyer's previous \$30,000 will become non-refundable earnest money down, and enter into a non-contingent purchase agreement with the balance to be paid upon closing on or before August 18th. Non winning bidders may pick up cashiers checks or Mages Land Company will mail them back via certified mail. The property will be sold in "AS IS" condition including refrigerator, stove, washer, dryer & deer stands in woods on property, does not include any other personal property. The seller or seller's agents are not responsible for any errors in information. This is a guide. Buyers are responsible to collect their own info. Anything said the day of the auction takes precedence over written material. Seller has the right to reject any & all bids. Auctioneer has the right to run the sale however he feels best serves the seller. Mages Land Co & Auction Service represents the seller in this transaction.**

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## Vehicles, Tools, Shop, & Personal Property - Online Only

**Inspection: July 8th, 9am to 5pm**

**Lots Start Closing: July 8th, 5:30 pm**

**Pick-Up Date: July 9th, 9:00 am - 5:00 pm**

**Tractor, Vehicles, ATVs & Mowers:** 1996 Kubota L4200 GST, 6,065hrs; 2008 Chevy 1500 LT, 4WD, 198,470 Miles; 2006 Toyota Corolla LE, 219,806 Miles; 2016 Polaris 800 Ranger, 6x6, Manual dump box, single cab, w/ plow 1,256hrs & 4,779 Miles; 2004 Polaris Magnum 330, 2x4, 258 Miles; JD LX 277 AWS, 48" Deck; JD X300, 42" Deck, 636hrs;

**Shop, Tools, & Household:** King Cutter Tiller & Brush Mower, 5' wide; Craftsman 850 Wood Splitter; Husky Tool Storage on wheels, 46"x18" w/ tools; Misc. Tools & outdoor/hunting equipment; Furniture such as a dining room table & chairs, sofa, matching coffee & end tables, Bunk beds, Multiple dressers & storage shelves; Workout equipment & machines; Misc. small kitchen appliances; Household decorations;



# Jonathon Thornburg

**Auctioneer/Broker: Matt Mages ~ 507-276-7002, Lic 52-26-018**

**Auctioneers:** Founder, Larry Mages, Lafayette; Joe Maidl, Lafayette; Ryan Froehlich, Winthrop; John Goelz, Franklin;

**Broker/Clerk:** Mages Land Co & Auction Service, LLC.

**Terms:** 5% Online Buyer's Premium on personal property. All Items Sold "AS IS". Buyer is responsible for pick-up.

For all full terms and bidding go to magesland.com. Mages Land Co. makes no representation to the accuracy of mileage or hours of vehicles.

Buyer's are bound to purchases regardless of any inaccuracies in advertising. Read all terms prior to bidding! Not responsible for accidents.

