

2023 OSAGE HUNTING LODGE/LAND AUCTION 10-8-2023

OSAGE/PARK RAPIDS MINNESOTA HUNTING PARADISE
443+/- ACRE PREMIER BECKER COUNTY LODGE/HUNTING PROPERTY

Auction Date:

SUNDAY OCTOBER 8th 11:30AM 2023
Onsite & Online

Open House/Viewing and Walkthroughs:

Wednesday September 27 @ 4-6pm
Sunday October 1 @ 11-1pm

Location:

Auction to be held Onsite at Property – 52500 ST HWY 34, Osage, MN. Just West of Park Rapids, MN on Highway 34.

AIRPORT LOCATIONS:

Fargo, ND (Hector International Airport): **1 1/2hr**
Duluth, MN (Duluth International Airport): **3 hrs**
Minneapolis/St. Paul, MN (MSP Airport): **3 ½ hrs**

Description:

The Osage Hunting Lodge

- . Minnesota's Premier Fully Designed & Managed Hunting Property
- . Beautiful and Wonderfully Furnished 7 Bed 3000 +/- Sq ft Custom Lodge all on 443+/- Beautiful Wooded Acres.
- . A Turn-key Hunting Property - this Amazing Acreage is Perfectly Designed for Premier Northwoods Hunting & Recreation!
- . Also features Foltz 40x47 Shop/Garage with Lean-To for Vehicles, Equipment or Supplies.
- . Beautiful Northwoods 443+/- Acre Hunting Paradise: designed and managed perfectly for single family, multiple family, and/or larger group hunting.
- . For the Trophy Hunter: Property comes with 15 Redneck Hunting Blinds and 18 Acres of Food Plots ready for fall. Whitetail, Bear, Turkey, and even some Waterfowl, are in abundance.
- . This Amazing Property also sets up well for All-Year Recreation with full capabilities to be that Special Year-Round Home or Destination Retreat!

Features:

LODGE & BUILDINGS:

Lodge/Cabin

- 3,000+/- sqft cabin/lodge fully furnished!
- 7 Beds & 2 Baths
- Custom Kitchen
- Fireplace Living Room
- Living and Entertainment Space
- Dining
- Vaulted Ceilings
- Loft
- Poker Table
- Big Buck Hunter

Building/Shop

- 40' x 47 ½' Foltz Building
- In floor heat tubes and poured concrete floor (would need to add a boiler)
- Storage racks
- 16' X 10' Overhead Door
- 10' x 8' Overhead Door
- 40' x 16' Lean-To on South Side

LAND

443.2 deeded acres

- **15** Redneck Hunting Blinds setup on towers with a quiet and comfy office chair in each
- Each stand location is designed with Gun & Bow Hunting in mind.
- **18** Acres of food plots
- Many miles of road and equipment trails
- Buck travel corridors that get mowed every 3 years and connect bedding and direct travel through all the water sources, kill plots, and main food plots.
- Stand access routes

- Designed to have access behind cover and away from deer travel
- Habitat has been professionally managed for **deer, turkey, and bear**.
- Most of the stand and hunting setups have waterholes, mock scrapes, and small food plots within bow range

See AasnessAuctioneers.com for details, registration & bidding.

Buyers Prospectus/Bidders Packets with Terms/Conditions and Property info available by contacting Auction Company. For info on this Real Estate property please contact United Country Team Aasness Real Estate Auction Division at FF Office 218 998 4454 - Cary M. Aasness Real Estate Auctioneer 218 205 1310 - Cody Aasness Real Estate Broker 218 205 1269 - Mike Kangas Agent 218 969 5268. Maps and photos are available on website at AasnessAuctioneers.com or TeamAasness.com. Registration and "Required" Terms signing needed before bidding: Contact Team Aasness by Phone or Email us at aasness1@prtcl.com.

Real Estate Professionals/Contacts/Auctioneers: Mike Kangas 218 969 5268, Cary M Aasness 218 205 1310, Cody Aasness 218 205 1269, John Wold 218 770 2018

Auction Conducted by

United Country

Team Aasness

Auctions & Real Estate

Your High Performance Auction Team

"A Tradition of Excellence and Leadership"

See us at aasnessauctioneers.com

Office Contact Ph. 218 998 4454

Serving the Midwest and Beyond