

— TEAM —  
**Aasness**  
A Tradition of Excellence

**TOAD LAKE  
AUCTION**

**ONLINE ONLY  
PREMIER TOAD LAKE  
REAL ESTATE & PERS. PROPERTY  
Closing July 28, 2025•6PM**

OPEN HOUSE • VIEWING DATE JULY 17 • 5-6PM

LOCATION: 21530 Cty. Rd. 117, Osage, MN

- Premier Home built in 2010, attached 2 Stall Garage with **117ft of Walkout Lake Frontage on Toad Lake!**
- Home Highlights include 4Bed 3Bath w/ 2 Zone In-floor Heat in Main Floor & Garage.
- Toad Lake has approximately 1,716 sq Acres, 10 Miles of Shore-line located in a Beautiful Recreational Area
- The Lake is Well Known for its Great Fishing.
- Looking for a Lake Home on Toad Lake- Don't Miss This One!

SEE [TEAMAASNESS.COM](http://TEAMAASNESS.COM) FOR ALL THE DETAILS & BUYERS PROSPECTUS PACKETS

**LAWN/YARD • UTILITY TRAILER • SHOP/TOOLS  
LAKE & FISHING ITEMS  
John & Nancy Nipp, Sellers**

**FOR ALL THE DETAILS VISIT  
TEAMAASNESS.COM**