

BEAUTIFUL 48± TOTAL ACRES • 2 TRACTS
Country Home with Lake
37± Recreational Acres w/Buildings



SATURDAY, OCTOBER 31, 2026

Live and On-Line • 10am Start

LIVE & ONLINE AUCTION - Major Items Only Online

Because of Health Reasons the Douglas's have made the Difficult Decision to Sell their Lifelong Dream - This Wonderful & Serene Country Property in 2 Tracts. The Opportunity is Now Yours - Don't Miss Out! Make this Your Dream!

ONSITE AT 33232 260TH AVE, ERHARD, MN

Near Heilberger Lake, North of Fergus & East of Erhard.

Phil & Patsy Douglas, Sellers

48+/- ACRES LAND - COUNTRY HOME w/Private Lake & Buildings
2 TRACTS - Amazing Private Country Living/Recreation/Hunting

TRACT 1 - Private & Serene 10 Acre Home Tract: Nice Modern 4000SqFt 3+ Bedroom 3 Bath Country Home. Experience Breathtaking Views on a Beautiful and Scenic Small Private Lake. Tract includes a Steel 3 Stall Garage and a 40x60 Steel Pole Building. Private and Serene Places Like This - Quiet and So Beautiful! Serenity at its Best!

TRACT 2 - Beautiful & Scenic 37.7 +/- Acre Land Tract Features include 37.7 +/- Beautiful Scenic Wooded Acres with Hardwoods, Aspens etc Property Features a Newer 40x60 Steel Pole Building Both Tracts have Access on the Lake. Great Opportunity to Buy Them Both if You Desire Too.

OCTOBER 20 • 4-6PM PREVIEW & VIEWING DATE

Contact Team Aasness by Phone or Email us at aasness1@prtel.com for Terms.

**Live Onsite w/ Simulcast Online Bidding on Major Items. Pre-bidding and Max-bidding available and Listen in Live to Bid Auction Day. Click on Online Bidding Icon @AasnessAuctioneers.com close to auction date for catalog and registration*

LARGE DAY WITH SOMETHING FOR MOST EVERYONE

UTILITY TRACTORS/BACKHOE

2016 Mahindra Model 2555 Dsl Hydro MFWD Tractor w/Mahindra Loader and 6ft Quick-Tach Bucket, Only 460hrs/1 Owner/Like New

John Deere Model 1025R MFWD Compact Dsl Tractor, Hydro/3pt/60in Mower Deck and John Deere Model 120R Quick-Tach Loader w/5ft Bucket - Only 200hrs/One Owner/Like New
John Deere Model 260B Rear Attach Hydraulic Backhoe/Like Brand New

***MOUNTED 3PT EQUIPMENT**

***LAWN TRACTORS/LAWN EQUIPMENT**

Husqvarna ZTR & JD Lawn Tractors

***UTV'S/ATV'S/GO-CART/CYCLES**

2019 Polaris XP1000 Ranger 4x4 Side by Side
2014 Polaris 900 EFI Crew Ranger 4x4 Side by Side Limited Edition

2006 Polaris 700 Ranger XP Camo Side by Side

2011 Polaris 850 Sportsman Browning Camo Edition 4x4 ATV 4-Wheeler w/Windshield

Carter Trail Runner Rear Engine 2 Person Go-Cart

***POLARIS SLINGSHOT TRI-CYCLE**

2016 Polaris Slingshot SL 3 Wheeled Reverse Trike, 7550 Miles

***PICKUP TRUCKS/SNOWPLOW**

1991 Dodge Power Ram 150 4x4 Pickup

2003 Ford F350 XLT Super Duty Crew Cab - Power Stroke Turbo Diesel/Needs Work

Hiniker 8ft V-Snow Plow, Poly Lined w/steel blades

***CLASSIC CAR**

1985 Pontiac Fiero GT 2dr, 36K - very nice collector Fiero

WELDER/GENERATOR/TRAILERS

***FISHING BOAT/HUNTING/SPORTING ***

TOOLS/SHOP*OUTDOOR/PATIO

*** HOME FURNISHINGS ***

SEE TEAMAASNESS.COM FOR DETAILS • 218-998-4454