



Edina Realty®

REAL ESTATE AUCTION

115 S MAIN STREET

BLOMKEST, MINNESOTA 56216

13,574 TOTAL FINISHED SF | 8,338 SF RESIDENCE, INCLUDING 5,236 SF GARAGE/FLEX

13,574 SF

TOTAL FINISHED AREA

8,338 SF residence + 5,236 SF garage/flex

5,236 SF

GARAGE / FLEX

Fully finished, insulated, heated floors and A/C

8,338 SF

RESIDENCE

Former schoolhouse residential area



BIDDING OPENS JULY 22, 2026 | CLOSES AUGUST 12, 2026 AT 1:00 PM CT
Online reserve auction | Undisclosed reserve | Seller confirmation required

**OFFERING
MEMORANDUM**

EXECUTIVE SUMMARY

A distinctive adaptive-reuse and owner-user opportunity

115 S MAIN ST
BLOMKEST, MN

A one-of-a-kind Main Street property with extraordinary flexibility

This estate-related auction presents a carefully maintained former schoolhouse converted to a residence and expanded with substantial garage and flex space. The property combines approximately 8,338 square feet of residential area with approximately 5,236 square feet of fully finished, insulated, heated and air-conditioned garage/flex space, creating approximately 13,574 total finished square feet.

Located on Main Street in Blomkest between Willmar and Hutchinson, the property may appeal to homeowners, investors, developers, owner-users, operators and organizations seeking a large, distinctive building with room to adapt. Current zoning is residential. Any change of use, rezoning, licensing or redevelopment is subject to governmental review and approval.

This is an estate-related property. It is not bank-owned, a foreclosure, or a short sale.

SIZE + FLEXIBILITY Approximately 13,574 total square feet, including two climate-controlled garage/flex areas.	MAIN STREET LOCATION Visible central location positioned to draw from Willmar, Hutchinson and surrounding communities.
DISTINCTIVE CHARACTER Former schoolhouse architecture, hardwood floors, natural woodwork, vaulted spaces and flexible rooms.	RECENT CAPITAL IMPROVEMENT Roof replaced in July 2024 following a hail claim; buyers should review available records and disclosures.

Auction at a glance

Auction format	Online reserve auction; undisclosed reserve; sale subject to Seller confirmation
Bidding opens	Wednesday, July 22, 2026
Auction closes	Wednesday, August 12, 2026 at 1:00 PM CT, with extended bidding
Buyer's premium	10% added to the high bid to determine total purchase price
Bidder approval	Auction Masters registration and acceptable proof of funds or financing verification required
Property condition	Sold as-is, where-is; buyer due diligence is required

PROPERTY OVERVIEW

Reported property specifications - buyer to verify

115 S MAIN ST
BLOMKEST, MN

Property facts

Property address	115 S Main Street, Blomkest, MN 56216
Property type	Former schoolhouse converted to residence with attached garage/flex areas
Year built	1937
Total finished area	Approximately 13,574 SF
Residential area	Approximately 8,338 SF
Garage / flex area	Approximately 5,236 SF; included in the 13,574 SF total finished area
Garage configuration	Two attached garage/flex areas: main-level and lower-level tuck-under
Reported garage capacity	Approximately 12 stalls, plus additional parking areas
Site area	Approximately 0.53 acres based on reported lot dimensions of 168' x 139' x 166' x 140'; buyer to verify
Parcel ID	45-300-0010
2026 property tax	\$4,346
School district	Willmar Public School District
Current zoning	Residential - Single Family
Shared wall / fire separation	North-side common wall shared with the Fire Department is reported to be a firewall; buyer to verify construction, code compliance and condition

Architectural and interior highlights

- Brick and stone exterior with distinctive historical character.
- Flexible gathering rooms, adjoining rooms, upper- and lower-level spaces and potential office or activity areas.
- Hardwood floors, natural woodwork, French doors, vaulted ceilings, skylight and walk-in storage.
- Kitchen and entertaining areas, wet bar, fireplaces and outdoor patio fireplace.
- Finished lower-level space and multiple bathrooms, including a bathroom serving the garage area.

Area verification

All areas, stall counts, dimensions and site measurements are approximate and must be independently verified by the buyer. The reported lot dimensions indicate approximately 0.53 acres; buyers should verify the recorded site area and legal description during due diligence.

OPPORTUNITY

Potential uses subject to zoning, licensing, code and governmental approval

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Space to pursue a wide range of concepts

The property's scale, room configuration, Main Street presence and extensive climate-controlled garage/flex space create an unusually broad range of possibilities. The examples below are conceptual only and are not representations that a particular use is currently permitted.

OWNER-USER / BUSINESS Headquarters, professional services, trades, creative business, showroom or business operations requiring substantial support space.	WORKSHOP / STORAGE Vehicle, equipment or collection storage; hobby, fabrication, workshop or climate-controlled storage needs.
RESIDENTIAL / LIVE-WORK Single-family, multigenerational, live/work or residential reconfiguration concepts.	MULTIFAMILY REDEVELOPMENT Apartment or multiple-dwelling conversion, subject to rezoning, utility connections, building code and city approval.
HOSPITALITY / SHORT-TERM RENTAL Airbnb, group lodging, retreat or guest-accommodation concept, subject to zoning, licensing, fire and building-code approval.	EDUCATIONAL / CARE Education, tutoring, childcare, adult day services or training uses, subject to all approvals and licensing.
NONPROFIT / INSTITUTIONAL Community-serving, nonprofit, religious, civic, cultural or mission-driven operations.	STUDIO / RECREATION / EVENT Art or production studio, fitness, recreation, gathering or event concept, subject to occupancy and use approvals.

Important land-use notice

Current zoning is residential

A City of Blomkest letter states that a request to change the property to commercial zoning would require the owner to attend a City Council meeting and present a plan for review. The letter does not constitute rezoning approval. Every buyer must confirm permitted uses, rezoning procedures, licensing, occupancy, building code, fire code, parking and utility requirements directly with the City and other governmental authorities.

GARAGE / FLEX SPACE

A defining feature of the offering

115 S MAIN ST
BLOMKEST, MN

Approximately 5,236 SF of finished, climate-controlled flex space

The two garage/flex areas are in addition to the approximately 8,338-square-foot former schoolhouse/residential area. Together, they create approximately 13,574 total square feet and materially expand the range of potential owner-user and adaptive-reuse concepts.

2 GARAGE / FLEX AREAS Main level + lower-level tuck-under	5,236 SF TOTAL FLEX AREA Included in 13,574 SF total finished area	12 REPORTED STALLS Buyer to verify capacity and dimensions
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Reported flex-space features

- Fully finished and insulated.
- Heated floors for year-round use
- Air-conditioned for climate-controlled storage or operations.
- Attached configuration with garage-door access and open storage/work areas.
- Potential for vehicles, equipment, collections, workshop, business support, recreation or other flexible uses.

Building systems and site services

Heating	Natural gas; boiler and forced-air systems reported; fireplaces; heated garage floors
Cooling	Central air conditioning in the building; garage/flex space reported as air-conditioned
Water	City water connected
Sewer	City sewer connected for the residence; separate septic/holding system serves garage drains and one garage bathroom
Exterior / roof	Brick and stone exterior; roof replaced July 2024
Power company	Xcel Energy

Garage septic / holding system

The City letter permits continued use of the existing system serving the garage drains and one garage bathroom subject to conditions, including annual pumping, no additional connections, owner responsibility for maintenance and connection to city sewer if the system fails. Review the reproduced City letter and verify all requirements directly with the City.

LOCATION & POSITIONING

Blomkest, Kandiyohi County, Minnesota

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Main Street visibility within the Willmar Lakes Area

The property occupies a prominent Main Street location in Blomkest, positioned between the regional centers of Willmar and Hutchinson. The setting may appeal to users seeking visibility, access to surrounding communities and a potentially lower-cost operating environment than larger metropolitan markets.

WILLMAR LAKES AREA Kandiyohi County is known for its recreational lakes, resorts, seasonal visitors and regional outdoor-recreation draw.	REGIONAL ACCESS Located between Willmar and Hutchinson with access to surrounding rural communities, customers and workforce.
MAIN STREET PRESENCE A visible central location that may support owner-user, service, community or destination concepts.	SMALL-TOWN SETTING Potential appeal for users evaluating occupancy and operating costs outside larger metro markets.
RECREATION + HOSPITALITY The regional recreation economy may support retreat, lodging, gathering or visitor-serving concepts, subject to approval.	LOCAL CONNECTIONS City water and sewer service with local City staff available to discuss zoning and infrastructure requirements.

Directions

From Willmar, take Highway 71 south to 165th Avenue SE / County Road 80. Travel east on 165th Avenue SE, then south on 15th Street SE into Blomkest. Continue to Main Street. The property is located at 115 S Main Street.

City contact for zoning and utilities

Barb Gilberts, Blomkest City Clerk | 320-292-6535. Buyers should contact the City directly and consult their own land-use, architectural, engineering and legal advisers before relying on any proposed use.

AUCTION TERMS

Summary only - complete auction terms control

115 S MAIN ST
BLOMKEST, MN

Online real estate auction

Bidding opens	Wednesday, July 22, 2026
Bidding begins closing	Wednesday, August 12, 2026 at 1:00 PM CT
Extended bidding	Yes; see complete online auction terms
Auction type	Reserve auction with undisclosed reserve; subject to Seller confirmation
Published opening bid	None
Buyer's premium	10% added to the high bid to determine total purchase price
Earnest money	Equal to 10% of the Buyer's Premium or \$2,500, whichever is greater; due within 2 business days if the high bid is accepted, unless otherwise agreed in writing
Closing	Within 60 days, subject to the final written Purchase Agreement
Financing	Sale is not contingent on financing unless Seller expressly agrees in the final written Purchase Agreement
Property condition	Sold as-is, where-is; inspections and due diligence are the buyer's responsibility
Pre-auction offers	Seller may consider, accept, reject or negotiate pre-auction offers in Seller's sole discretion
Fixtures / exclusions	No fixtures or personal-property exclusions have been identified; final Purchase Agreement controls

Bidder qualification deadline

All bidders must register with Auction Masters and submit acceptable proof of funds or financing verification at least 24 hours before bidding. A bidder planning to wait until the auction closing should complete registration and approval no later than Tuesday, August 11, 2026 at 1:00 PM CT. Earlier submission is strongly encouraged.

INSPECTIONS & REGISTRATION

Tour the property and complete bidder approval early

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Scheduled open houses

SUNDAY	JULY 26	12:00 - 2:00 PM
SATURDAY	AUGUST 1	11:00 AM - 1:00 PM
WEDNESDAY	AUGUST 5	5:00 - 7:00 PM
SUNDAY	AUGUST 9	12:00 - 2:00 PM FINAL OPEN HOUSE

Private showings are also available by appointment. Confirm current inspection information before traveling.

HOW TO REGISTER TO BID

1. Create or log into your bidder account at AuctionMasters.com.
2. Submit acceptable proof of financial ability, such as a current proof-of-funds letter, bank letter, lender pre-approval letter or financial-advisor letter.
3. Send documentation to Emily Christian at emilychristian@edinarealty.com or contact 612-483-9690.
4. Review the complete Real Estate Auction Terms & Conditions before placing a bid.



SCAN FOR AUCTION DETAILS

Direct auction access

[Open the Auction Masters listing and registration page](#)

[View the commercial MLS listing](#)

[View the residential MLS listing](#)

ZONING, UTILITIES & DUE DILIGENCE

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Review all source documents before bidding

Key City of Blomkest information

- The property is currently zoned residential.
- A commercial rezoning request would require the owner to attend a City Council meeting and present a plan for City review.
- The property is connected to city water and city sewer.
- If converted to rental property or a multiple-dwelling complex, the City letter states that each apartment or dwelling would require an independent water and sewer connection.
- A separate septic/holding system serves garage drains and one garage bathroom under conditions stated in the City letter.
- The property is attached to the Blomkest Community Center and Fire Department. The north-side common wall shared with the Fire Department is reported to be a firewall. Buyers should independently evaluate and verify the shared-wall construction, fire separation, access, structural, utility and operational implications.

Available due-diligence materials

Seller Property Disclosure	Available for buyer review; includes seller responses regarding property condition and systems
City of Blomkest letter	Reproduced in this OM and available as a separate due-diligence document
Auction terms	Complete online Real Estate Auction Terms & Conditions control over this summary
Registration instructions	How to Register to Bid document with proof-of-financial-ability requirements
MLS information	Commercial and residential listings with property descriptions and supplemental materials

Roof replacement

The Seller Property Disclosure reports hail damage and an insurance claim, with the roof replaced in July 2024. Buyers should review the disclosure, obtain any available supporting records and independently inspect the roof and building.

No reliance on conceptual uses

The potential uses described in this OM are marketing concepts only. No representation is made that any proposed use will be approved. Buyers must independently investigate zoning, building code, fire code, accessibility, parking, licensing, utilities, environmental matters and all other requirements.

PHOTO GALLERY

Property photography - page 1 of 13

115 S MAIN ST
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PHOTO 02 | Courtyard Aerial



PHOTO 03 | Courtyard Patio and Exterior

Property photographs are shown for marketing reference.

PHOTO GALLERY

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PHOTO 04 | Outdoor Patio and Fireplace



PHOTO 05 | Landscaped Rear Courtyard



PHOTO 06 | Gated Lower-Level Garage Access

Property photographs are shown for marketing reference.

PHOTO GALLERY

Property photography - page 3 of 13

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PHOTO 07 | Main Entrance



PHOTO 08 | Main-Level Living Area with Oak Floors



PHOTO 09 | Additional Main-Level Living Area

Property photographs are shown for marketing reference.

PHOTO GALLERY

Property photography - page 4 of 13

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PHOTO 10 | Additional Main-Level Living Area - Unfurnished View



PHOTO 11 | Primary Bedroom



PHOTO 12 | Primary Bedroom - Unfurnished View

Property photographs are shown for marketing reference.

PHOTO GALLERY

Property photography - page 5 of 13

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PHOTO 13 | Primary Bathroom



PHOTO 14 | Primary Bath with Jetted Tub



PHOTO 15 | Main-Level Office / Study

Property photographs are shown for marketing reference.

PHOTO GALLERY

Property photography - page 6 of 13

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PHOTO 16 | Main-Level Office / Study - Unfurnished View



PHOTO 17 | Dining Room



PHOTO 18 | Kitchen

Property photographs are shown for marketing reference.

PHOTO GALLERY

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PHOTO 19 | Kitchen



PHOTO 20 | Dining and Kitchen Area



PHOTO 21 | Lower-Level Hallway / Flexible Living Area

Property photographs are shown for marketing reference.

PHOTO GALLERY

Property photography - page 8 of 13

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PHOTO 22 | Lower-Level Stair Hall and Flexible Living Space



PHOTO 23 | Lower-Level Recreation / Multipurpose Room



PHOTO 24 | Lower-Level Full Bathroom

Property photographs are shown for marketing reference.

PHOTO GALLERY

Property photography - page 9 of 13

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PHOTO 25 | Lower-Level Wet Bar and Bath Area



PHOTO 26 | Upper-Level Hallway / Living Area



PHOTO 27 | Additional Bathroom with Beadboard

Property photographs are shown for marketing reference.

PHOTO GALLERY

Property photography - page 10 of 13

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PHOTO 28 | Main-Level Garage / Flex Space - Drive-In Access



PHOTO 29 | Main-Level Garage / Flex - Open Interior



PHOTO 30 | Lower-Level Garage / Flex Space

Property photographs are shown for marketing reference.

PHOTO GALLERY

Property photography - page 11 of 13

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PHOTO 31 | Lower-Level Garage / Flex Space - Collection Display



PHOTO 32 | Main Entrance Staircase



PHOTO 33 | Brick Stairway to Garage

Property photographs are shown for marketing reference.

PHOTO GALLERY

Property photography - page 12 of 13

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PHOTO 34 | Aerial View of Main Street Frontage and Garage Access



PHOTO 35 | Overhead Aerial View of Property



PHOTO 36 | Regional Aerial View

Property photographs are shown for marketing reference.

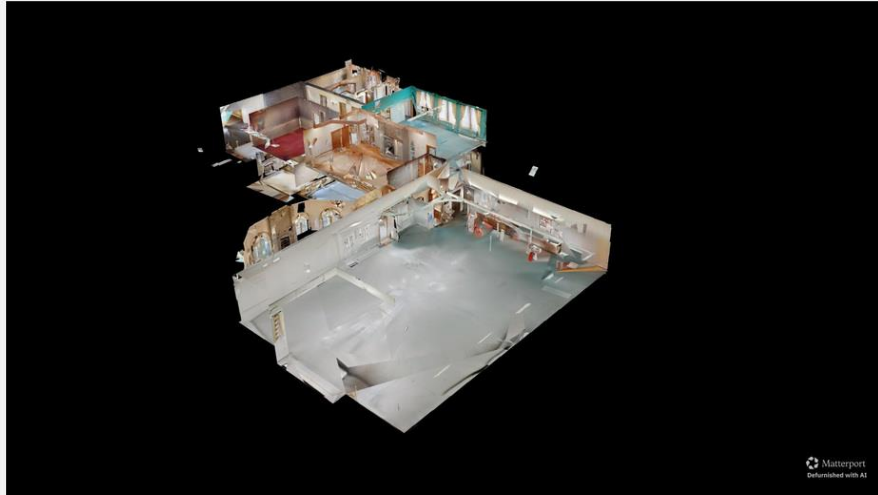


PHOTO 37 | Matterport Dollhouse View of Interior Layout

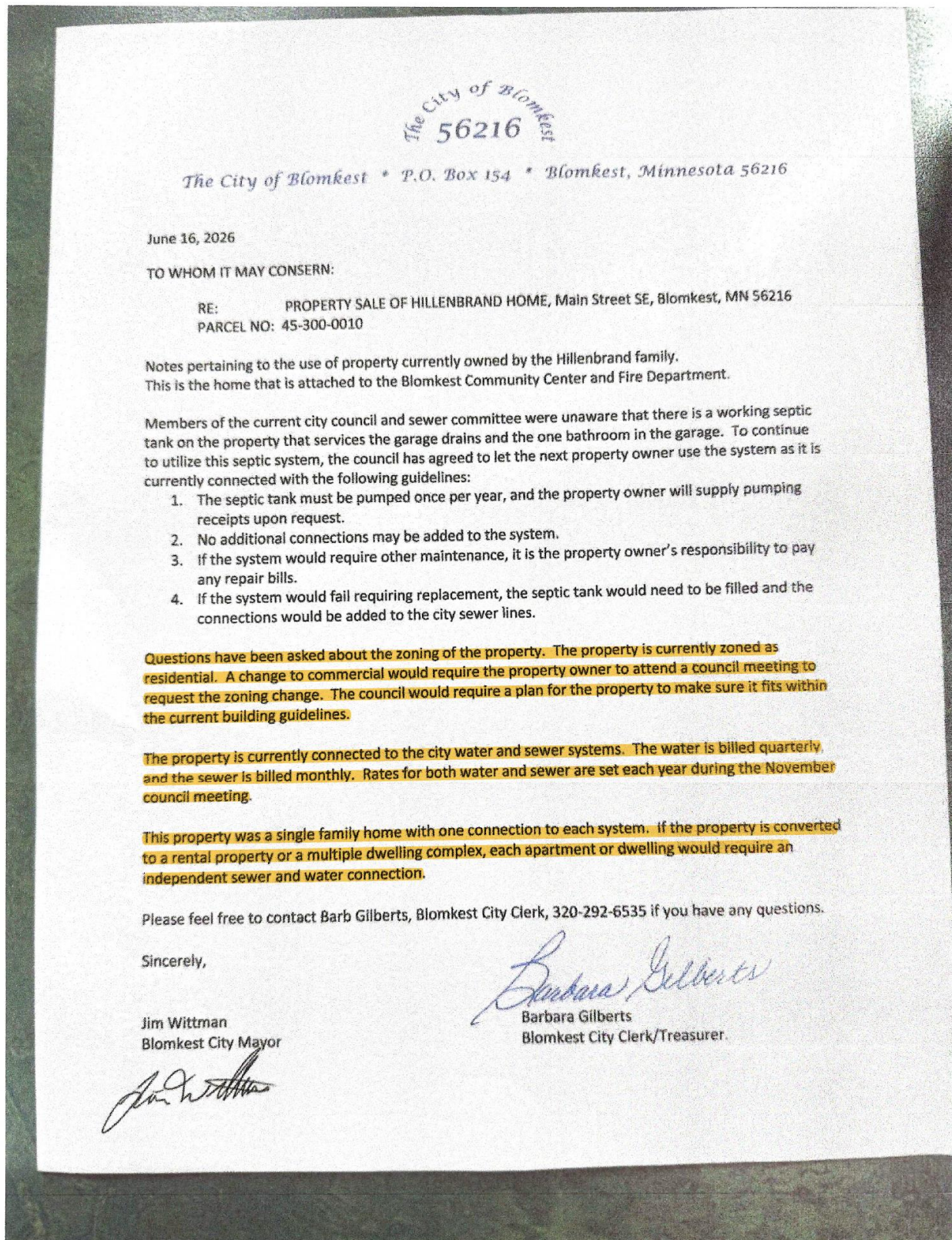
Property photographs are shown for marketing reference.

APPENDIX A - CITY OF BLOMKEST LETTER

Dated June 16, 2026 | Parcel 45-300-0010

115 S MAIN ST
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The letter below is reproduced as provided. Buyers should confirm all requirements directly with the City.



CONTACT & DISCLAIMER

Direct all auction and broker-participation questions to the listing agent

115 S MAIN ST
BLOMKEST, MN

EMILY CHRISTIAN

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Auctioneer of Real Estate**

Edina Realty | Auction Masters

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[Auction page and online bidding](#)



SCAN TO VIEW AUCTION



Important disclaimer

This Offering Memorandum has been prepared for marketing purposes from information supplied by the Seller, public records, the MLS input form, the Seller Property Disclosure, the City of Blomkest letter and other sources believed reliable. Neither Seller, Auction Masters, Edina Realty nor their agents make any representation or warranty, express or implied, as to the accuracy or completeness of the information. All square footage, dimensions, acreage, stall counts, taxes, condition, systems, utilities, zoning, permitted uses and future-use concepts are approximate or subject to independent verification. Prospective buyers must conduct their own inspections and due diligence and consult appropriate legal, financial, tax, land-use, architectural, engineering, environmental and other advisers. The property is offered as-is, where-is and subject to Seller confirmation. The complete online auction terms and the final written Purchase Agreement control in the event of any conflict with this memorandum. Seller reserves the right to modify the process, consider pre-auction offers, reject bids or withdraw the property as permitted by the applicable agreements and auction terms.

Prepared July 2026 | Initial photo set added; placeholders retained for additional images