

SCHWIEGER PRIVATE LISTING: 12.99 Acre Cattle Feed Lot

SUBJECT LOCATION: 12.99 acre building site located at 1258 170th Avenue, Fairmont, MN 56031 in Section 2 of Rolling Green Township, Martin County, MN

REAL ESTATE SALE TERMS: The successful buyer will enter into a purchase agreement & make a 10% down payment to Land Services Unlimited, Inc. Trust account with closing following 30 days after. This sale is NOT CONTINGENT ON BUYER FINANCING and 10% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements of record. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to their purchase of it. Land Services Unlimited and Sales Staff represent the seller in this transaction.

NOTES & COMMENTS: We appreciate the chance to work with Dorie in the selling of her feed lot! This a good opportunity for someone to get started in the cattle business or looking to expand an existing operation. This site includes a 52' x 142' steel Behlen Quonset with cement stem walls and concrete floor, 74' x 248' pole barn, 3 cattle pens approx. 100' x 185', 1 cattle pen approx. 60' x 185' with cement bunks, Big Spring cattle waterers, private well & more. This information provided by the sellers and their agents is believed to be correct but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves before their purchase of it. All offers and sales are subject to owners approval. Land Services Unlimited, Dustyn Hartung represent the sellers in this transaction and we look forward to hearing from you!



ADDITIONAL PROPERTY INFORMATION:

This site is being marketed and sold by the Private Sale Method. To receive information on price, terms, & other pertinent information, interested parties please contact Dustyn Hartung 507-236-7629 with Land Services Unlimited, Inc. Call us today!

REAL ESTATE SALES STAFF

ALLEN KAHLER-CAI-MN Broker #RA-415792 DUSTYN HARTUNG-507-236-7629

105 SOUTH STATE STREET FAIRMONT, MN 56031 OFFICE # 507-238-4318



www.landservicesunlimited.com