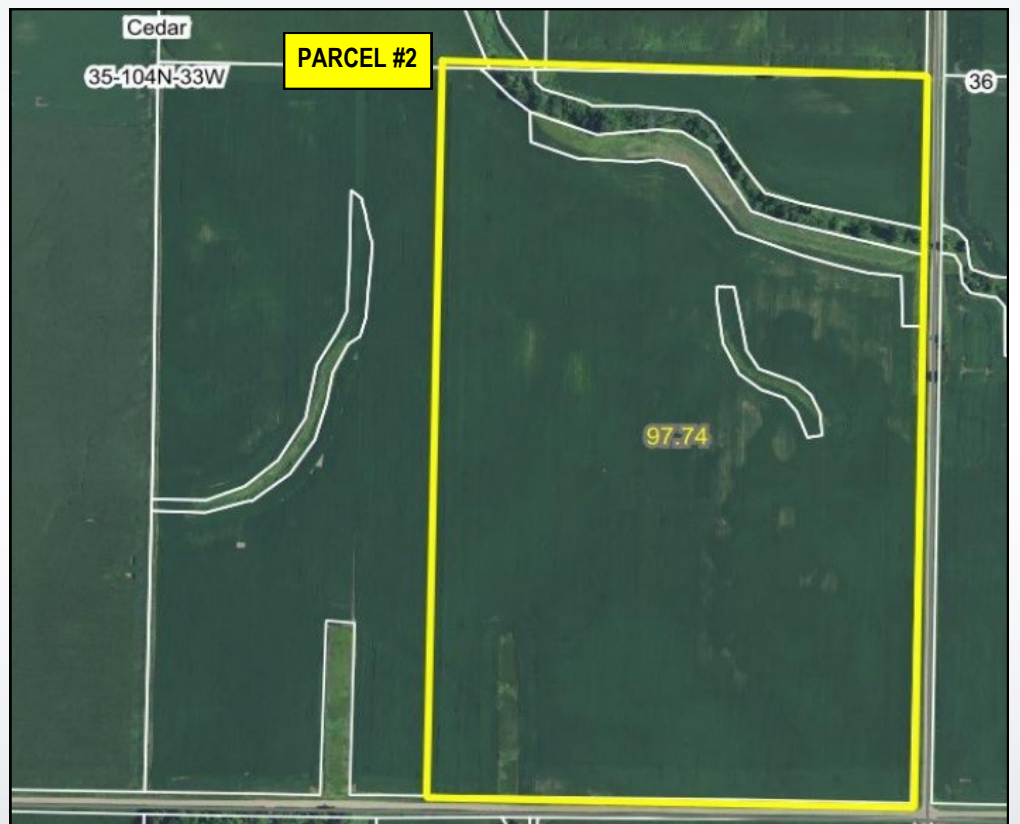


FARMLAND FOR SALE BY PRIVATE TREATY

592.08 Acres +/- in Galena & Cedar Twps, Martin Co.,
& Long Lake Twp, Watonwan Co., MN



PARCEL #1: LEGAL DESCRIPTION: N 1/2 SE 1/4 E of RR in Section 17 of Galena Township, Martin County, MN T104N, R32W containing 119 deeded acres (which includes 6.5 acre building site that can be purchased separately). The bldg. site includes a nice house, an approx. 80' x 240' like new shed a 54' x 98' shed and 2 smaller grain bins. **LOCATION:** 3 miles NE of Trimont, MN on State Hwy 4.



PARCEL #2: LEGAL DESCRIPTION: E 1639.82' of the SE 1/4 in Section 35 of Cedar Township, Martin County, MN T104N, R33W containing 97.74 deeded acres. **LOCATION:** 2 miles West of Trimont, MN.

PARCEL #3: LEGAL DESCRIPTION: N 1/2 of the SE 1/4 (Excepting 12.65 acre Building site), & S 1/2 of the SE 1/4 all in Section 28 of Long Lake Township, & N 1/2 of the NE 1/4 in Section 33 of Long Lake Twp., Watonwan Co., MN T105N, R28W containing 227.34 deeded acres. **LOCATION:** 1 1/2 miles northeast of Ormsby, MN.

REAL ESTATE SALE TERMS: The terms of sale for this farm are based on a cash sale with possession for the 2020 crop year if sold before spring planting. The successful buyer will enter into a purchase agreement & make a 20% down payment. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% 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 are excited to have the opportunity to offer this high quality farmland for sale. These farms have excellent CPI's and would make a nice addition to anyone's farming operation or investment portfolio! This information provided by the sellers and their agents is believed to be correct, but is not guaranteed. The buyers/bidders shall make themselves familiar with the property and verify all information and data for themselves before their purchase of it. All offers and sales are subject to owners approval. We look forward to hearing from you!

ADDITIONAL PROPERTY INFORMATION:

These parcels are 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 or Kevin Kahler 507-920-8060 with Land Services Unlimited, Inc. Call us today!

REAL ESTATE SALES STAFF

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