

**BUILDABLE LOTS IN
FAIRMONT, MN FOR SALE
AT PUBLIC AUCTION**

Sale to be held at the Council Chambers at the
City of Fairmont Council Chambers-100 Down-
town Plaza, Fairmont, MN

AUCTION

Tuesday, March 30th, 2021 @ 6:00 P.M.

406 NORTH ELM STREET, FAIRMONT, MN



Legal: #23.281.0320-Lot Two (2), Block Three (3), Ward's Addition to the Village (now City) of Fairmont as per the map or plat thereof on file and of record in the office of the County Recorder in and for said County and State.

1206 NORTH ELM STREET, FAIRMONT, MN



Legal: #23.162.1010-Lot Ten (10), Block Ten (10), Lake George Addition to the Village (now City) of Fairmont as per the map or plat thereof on file and of record in the Office of Register of Deeds in and for said County and State.

714 N NORTH AVENUE, FAIRMONT, MN



Legal: #23.041.0050-Commencing at a point on the East side of North Avenue in the City of Fairmont, Martin County, Minnesota, on the Section line between Sections Five (5) and Eight (8), running thence South 92 feet to place of beginning; thence South 52 feet; thence East 150 feet; thence North 52 feet; thence West 150 feet to place of beginning, all being in Township One Hundred Two (102), Range Thirty (30), West of the Fifth P.M., Martin County, Minnesota, save and except the following described premises; Commencing at the Northwest corner of the Northeast Corner (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Eight (8), Township One Hundred Two (102), Range Thirty (30), thence East on the Section line 40 feet; thence South on the East line of North Avenue in the City of Fairmont, Martin County, Minnesota, 92 feet; thence East parallel with said Section line 10 feet to place of beginning of the land herein excepted; thence South 46 feet; thence East parallel with said Section line 40 feet; thence North 46 feet; thence West parallel with said section line 40 feet to place of beginning.

614 NORTH ORIENT STREET, FAIRMONT, MN



Legal: #23.119.0270- Lot Four (4), of Block Nine (9), Extension of Gamble's Addition to the Village (now City) of Fairmont, as per map or plat thereof on file and of record in the office of Register of Deeds in and for said County

719 EAST 6TH STREET, FAIRMONT, MN



Legal: #23.239.0120- Lot Thirteen (13) of Block One (1) Stoke's Addition to the City of Fairmont, Martin County, Minnesota.

AUCTION SALE TERMS:

All bidders must register for a bidding number prior to bidding. A 5% Buyer's Premium will be added to the final bid price to arrive at the final sales contract price. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 10% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before April 30, 2021 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 10% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Properties are being sold by legal description. Properties are being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. Buyer will be responsible for 2021 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect the property prior to their purchase of it. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley/Land Services Unlimited+ and Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE: We are honored to have the opportunity to work for the City of Fairmont! This information provided by the sellers & 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 be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. Auctioneers & sales staff are representing the sellers. This auction is only open to registered bidders and we look forward to seeing you there! Respectfully, Dustyn Hartung and Sales Staff

**OWNER:
CITY OF FAIRMONT**

More Information & Pictures are available at www.landservicesunlimited.com

AUCTIONEERS AND SALES STAFF

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