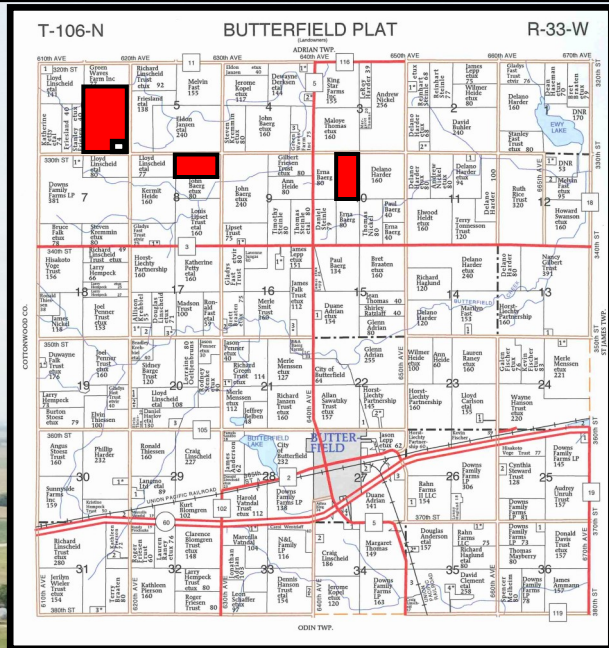


392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN **FARMLAND AUCTION**

Tuesday, October 26, 2021 @ 10:00 AM

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN.

**Watch website for updates!*



PROPERTY LOCATIONS:

From Butterfield, MN 3 miles North on Hwy 5 to 330th St, then east 1/2 mile to Parcel #1, or from Hwy 5 to 330th St west 2 miles to Parcel #2 & #3 or west 1 mile to Parcel #4.

PROPERTY LEGAL DESCRIPTIONS:

Parcel #1-80 Deeded Acres located in the E 1/2 of the NW 1/4 Section 10 of Township 106 North, Range 33W, Watonwan County, Minnesota.

Parcel #2-80 Deeded Acres located in the N 1/2 of the NE 1/4 Section 8 of Township 106 North, Range 33W, Watonwan County, Minnesota.

Parcel #3-112.96 Deeded Acres located in the S 1/2 of the SE 1/4 Excepting 7.04 Acre Building Site & the S 1/2 of the N 1/2 of the SE 1/4 Section 6 of Township 106 North, Range 33W, Watonwan County, Minnesota.

Parcel #4-120 Deeded Acres located in the S 1/2 of the NE 1/4 & the N 1/2 of the N 1/2 of the SE 1/4 Section 6 of Township 106 North, Range 33W, Watonwan County, Minnesota.

AUCTION SALE TERMS:

The Harder farms will be offered for sale in multiple parcels and in combination on our multi parcel board bidding system. Please review farm booklet for specific details. All bidders must register for a bidding number prior to bidding. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before December 10, 2021 when clear title will be furnished. This sale is **NOT CONTINGENT ON BUYER FINANCING** and 20% down payment is **NON-REFUNDABLE**. There will be a 2% buyers premium added onto the final sales price at the conclusion of the auction. The 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 or agreements of record. Seller will pay all of 2021 real estate taxes. Buyer will be responsible for 2022 real estate taxes and thereafter. Seller will keep all of the 2021 farm rent. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer's. Any appraisal or loan fees are buyer's obligation. It is the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend sale day and would like to bid by phone please make arrangements with sales staff 24 hours ahead of the auction. 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+ & Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Harder Family as this is a great opportunity to buy some excellent farmland in Watonwan County! These farms have good drainage and high CPI's making them an excellent addition to your investment portfolio, whether you are a farmer or an investor! These farms are located approximately 10 miles NW of St. James, MN. 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. This auction is open to the public and we look forward to seeing you there! Respectfully, Dustyn Hartung and Sales Staff.

Owners: Raymond & DeLoris Harder Estate

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629

www.auctioneeralley.com

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN, ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL, DAN PIKE &

SCOTT CHRISTOPHER & DAR HALL



105 S State Street, Fairmont, MN 56031-507-238-4318



PAUL EDMAN-LEGAL COUNSEL & CLOSING ATTORNEY