

80 Acres +/- & 36.36 Acres +/- of Bare Farmland in Faribault County, MN

# PRIVATE LISTING FOR SALE

## 80 Acres +/- in Section 26 of Seely Twp.

**SUBJECT LOCATION:** Farm is located 4 miles southeast of Bricelyn, MN and 20 miles south of Wells, MN.

**LEGAL DESCRIPTION:** W 1/2 OF SE 1/4 in Section 26 of Seely Township, Faribault County, MN T101N, R25W

**REAL ESTATE SALE TERMS:** The terms of sale for this farm are based on a cash sale with possession taking place after closing and the 2021 crop has been removed. The successful buyer will enter into a purchase agreement & make a 20% down payment to the Frundt, Lundquist & Gustafson Trust account with closing following 30 days after. 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. 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. The 2021 property taxes will be paid by the Sellers and Sellers will be retaining all of 2021 rental income. 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 property prior to their purchase of it. Land Services Unlimited+ and Sales Staff represent the Sellers in this transaction.

## 36.36 Acres +/- in Section 15 of Seely Twp.

**SUBJECT LOCATION:** Farm is located just South of Bricelyn, MN, which is located 16 miles south of Wells, MN.

**LEGAL DESCRIPTION:** 36.36 Acres Located in Section 15 of Seely Township, Faribault County, MN T101N, R25W.

\*See farm booklet for full legal description.

**STEVE JELLE & ANN LACHNEY-OWNERS**

**FRUNDT, LUNDQUIST & GUSTAFSON, LTD.-DAN LUNDQUIST, CLOSING ATTORNEY**

### ADDITIONAL PROPERTY INFORMATION:

These parcels of bare farmland 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 with Land Services Unlimited+. Call us today and thank you for looking! VISIT OUR WEBSITE AT [WWW.LANDSERVICESUNLIMITED.COM](http://WWW.LANDSERVICESUNLIMITED.COM) FOR FULL DETAILS!



**REAL ESTATE SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG MN Broker #40416719**

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