

# 60 Acres +/- of Martin County Farmland **PRIVATE LISTING FOR SALE**



**SUBJECT LOCATION:** 60 Acres +/- located in Section 2 of Fairmont Township, Martin County, MN 2 miles east of Fairmont, MN.

**LEGAL DESCRIPTION:** NW 1/4 SW 1/4 & 20 AC in SW 1/4 NW 1/4 (S of I-90) of Section 2 of Fairmont Township, Martin County, MN T102N, R30W \*Farm will be sold by deeded acres based on survey currently being completed.

**REAL ESTATE SALE TERMS:** The terms of sale for this farm are based on a cash sale with possession taking place after closing and once the 2020 crop has been removed. The successful buyer will enter into a purchase agreement & make a 20% down payment to Land Services Unlimited+ Trust account with closing following 30 days after. 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.

## 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 or Kevin Kahler 507-920-8060 with Land Services Unlimited+ Call us today!



## REAL ESTATE SALES STAFF

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**[www.landservicesunlimited.com](http://www.landservicesunlimited.com)**