

80 Acres +/- of Bare Farmland in Prescott Twp, Faribault Co., MN

FARMLAND AUCTION

Thursday, September 16, 2021 @ 10:00 AM

SALE LOCATION: Auction will be held at the Riverside Town & Country Club 36259 150th St, Winnebago, MN.

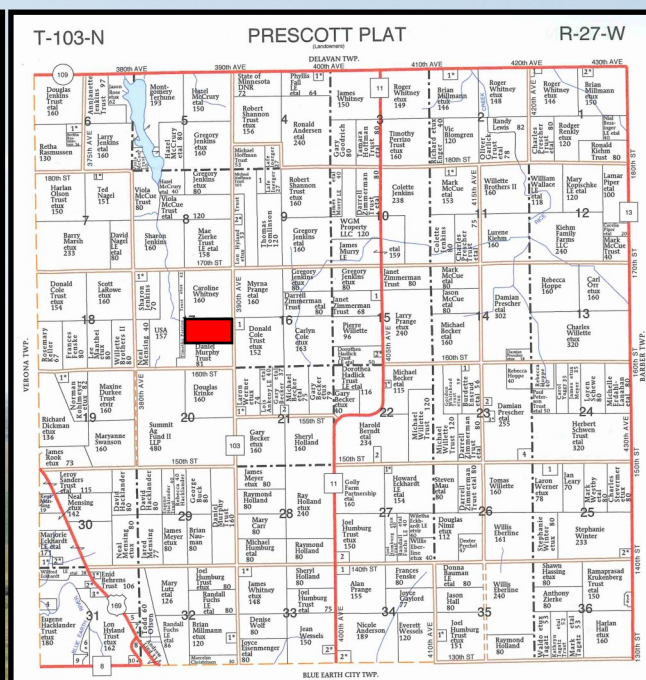
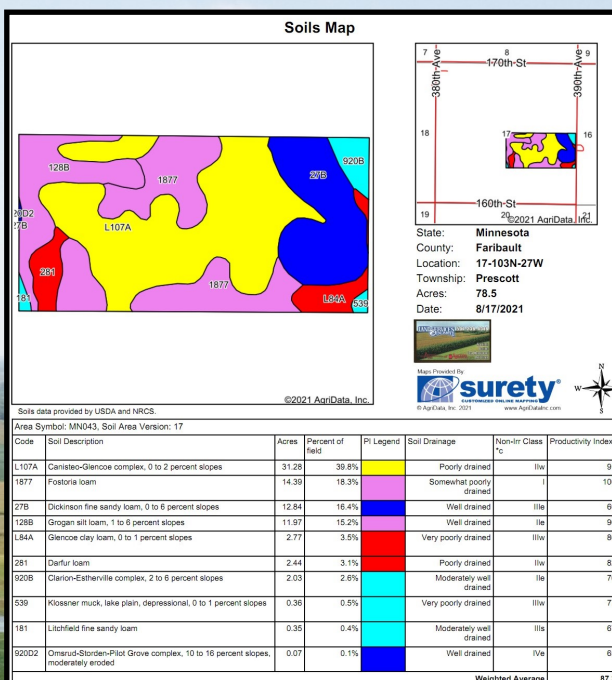
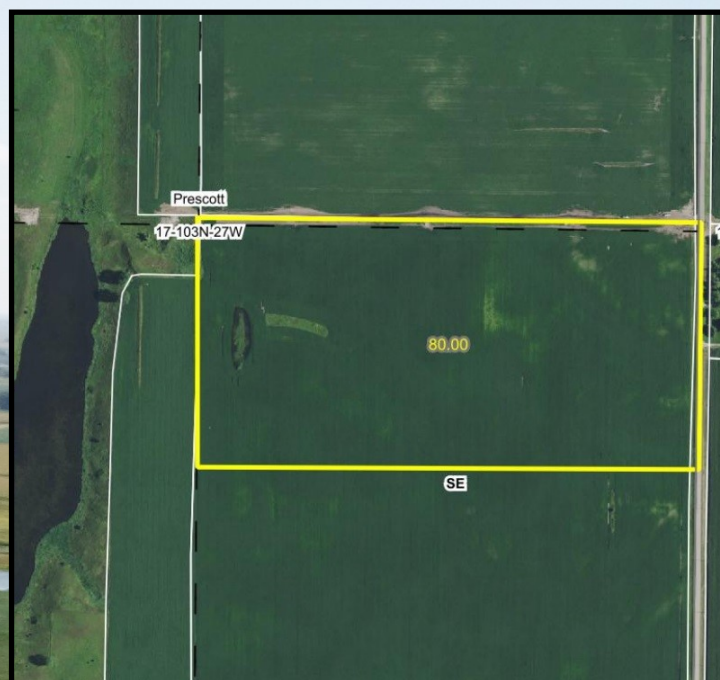
**Watch website for updates!*

PROPERTY LOCATION:

From Blue Earth, MN 4 1/2 miles North on Hwy 169 to 160th St, then east 2 1/2 miles to 390th Ave, then 1/2 mile North

PROPERTY LEGAL DESCRIPTION:

80 Deeded Acres located in the N 1/2 of the SE 1/4 Section 17, Township 103 North, Range 27 W, Faribault County, Minnesota.



AUCTION SALE TERMS:

The Murphy farm will be offered for sale as one parcel. 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 October 29, 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 Murphy Family as this is a great opportunity to buy some excellent farmland in Faribault County! This is a nice bare 80 and would make a nice addition to your investment portfolio whether you are a farmer or an investor! This farm is located only 2 miles off of Hwy-169 and right in between Blue Earth and Winnebago 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. Auctioneers & sales staff are representing the sellers. This auction is open to the public and we look forward to seeing you there! Respectfully, Dustyn Hartung and Sales Staff.

Owner: William M. Murphy Trust

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

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