

229.60 Acres +/- in Pleasant Mound Twp, Blue Earth Co., MN FARMLAND AUCTION

Tuesday, August 24, 2021 @ 6:30 PM

SALE LOCATION: Auction will be held at the Snowbirds of Amboy Inc Event Center 224

State Hwy 30, Amboy, MN. *Watch website for updates!

PROPERTY LOCATION:

From Amboy, MN take State Hwy 30 5 Miles West to 499th Ave, then North 2.5 Miles

PROPERTY LEGAL DESCRIPTIONS:

157.6 Deeded Acres located in the NW 1/4 of Section 1 in Pleasant Mound Township, Blue Earth County, MN T105N, R29W & 72 Deeded Acres located in the East 120 rods of the SW 1/4, which lies North of Marble Creek of Section 1 in Pleasant Mound Township, Blue Earth County, MN T105N, R29W.

AUCTION SALE TERMS:

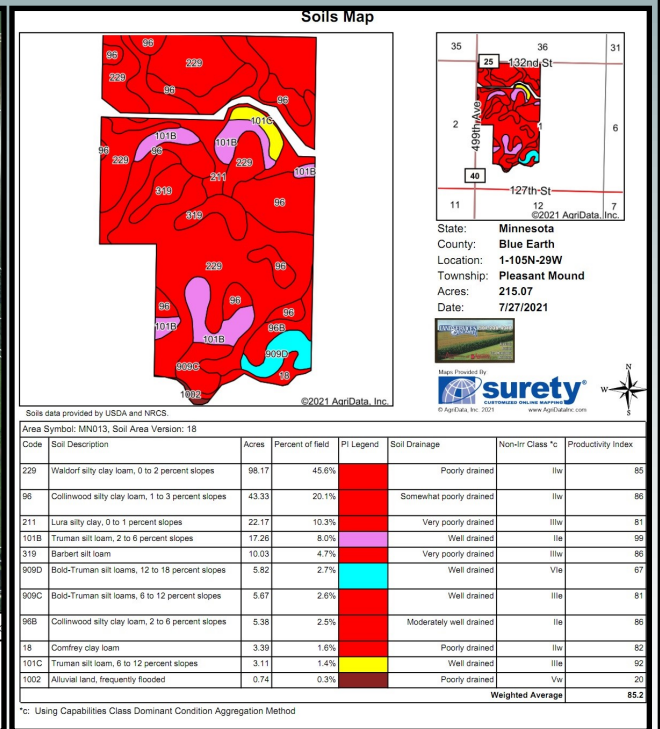
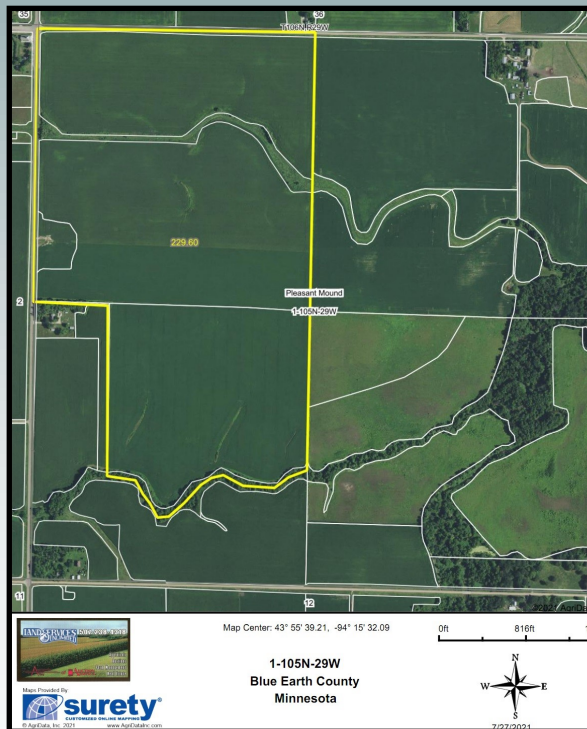
The Pahl farm will be offered in multiple parcels and in combination on our multi parcel board bidding system. Please review the farm booklet for specific details regarding the parcels. If the farm is sold in separate parcels to separate Buyers, the Sellers will have the dividing boundary line marked. 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 15, 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 2021 property taxes and retain all of the 2021 crop rent. Buyer will be responsible for the 2022 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 the 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 Pahl Family as this is a great opportunity to buy some excellent farmland in Blue Earth County! If you are considering the purchase of farmland to add to your investment portfolio, this is an auction you will want to attend! 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

Owner: Wilmer Pahl 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

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Steven Fink, Closing Attorney for Sellers