

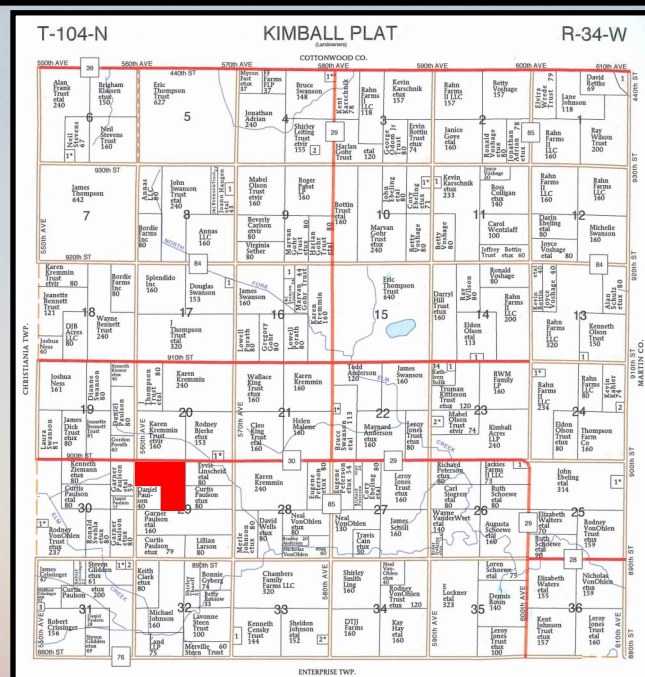
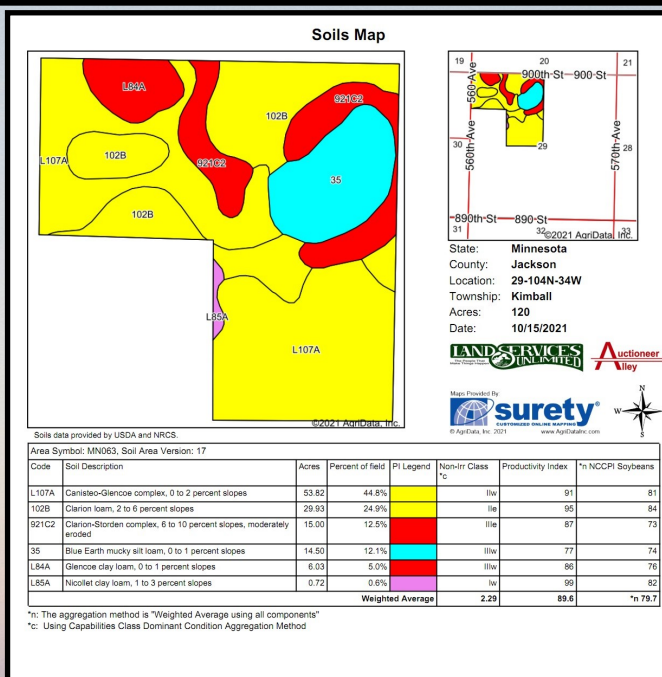
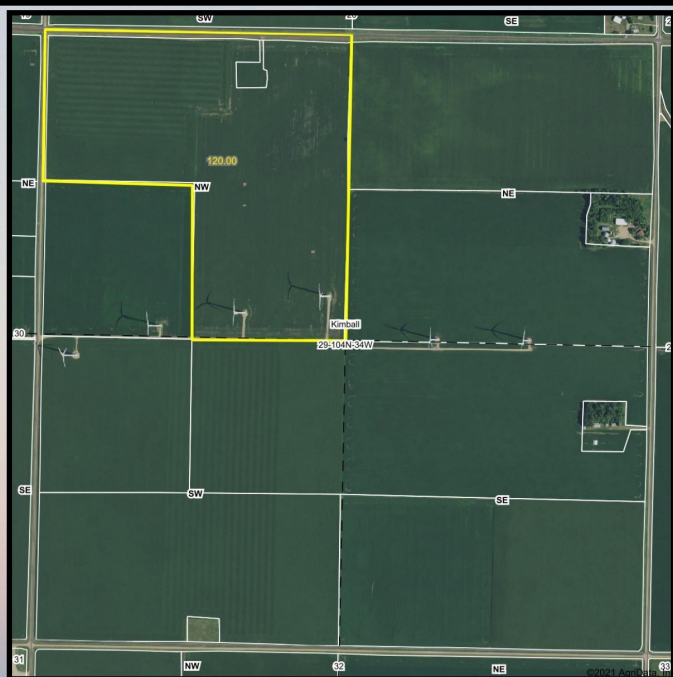
120 Acres +/- of Farmland in Kimball Twp, Jackson Co., MN

# FARMLAND AUCTION

Friday, November 19, 2021 @ 10:00 AM

SALE LOCATION: Auction will be held at the Windom Community Center at 1750 Cottonwood Lake Drive, Windom, MN

*\*Watch website for updates!*



## PROPERTY LOCATION:

From Bergen, MN 2 miles East on County Road 30 (900th St)

## PROPERTY LEGAL DESCRIPTION:

120 Deeded Acres located in the E 1/2 of the NW 1/4 & NW 1/4 of the NW 1/4 Section 29, Township 104 North, Range 34 W, Jackson County, Minnesota.

## AUCTION SALE TERMS:

The Johnson 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 December 29th, 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 Johnson Family as this is a great opportunity to buy some good farmland in Jackson County! This nice 120 acres comes with 2 windmills adding an extra revenue stream for the new buyer! This farm is located only 2 miles East of Bergen, MN on a hard surface road. This farm would make an excellent addition to your investment portfolio, whether you are a farmer or an investor! 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: Maurice & Gjetrud Johnson Estate**

## ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT [WWW.LANDSERVICESUNLIMITED.COM](http://WWW.LANDSERVICESUNLIMITED.COM) OR CALL DUSTYN HARTUNG 507-236-7629

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

## AUCTIONEERS AND SALES STAFF

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