

156.86 Acres +/- in Butterfield Twp, Watonwan Co., MN

FARMLAND AUCTION

Friday, December 3, 2021 @ 1:30 PM

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN.

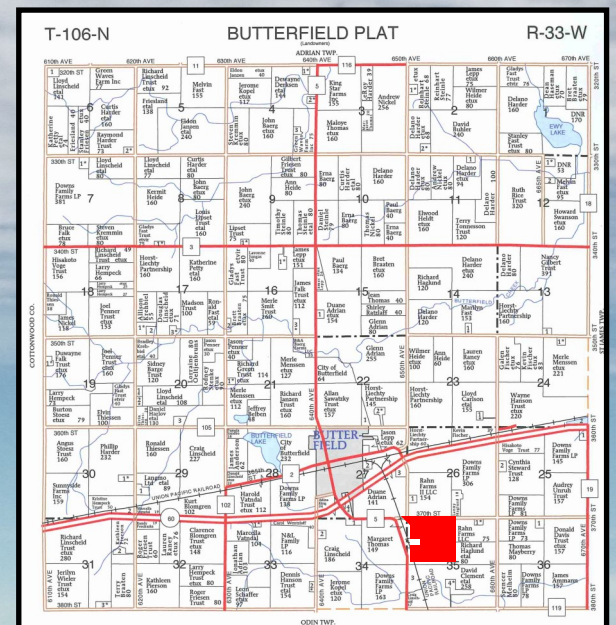
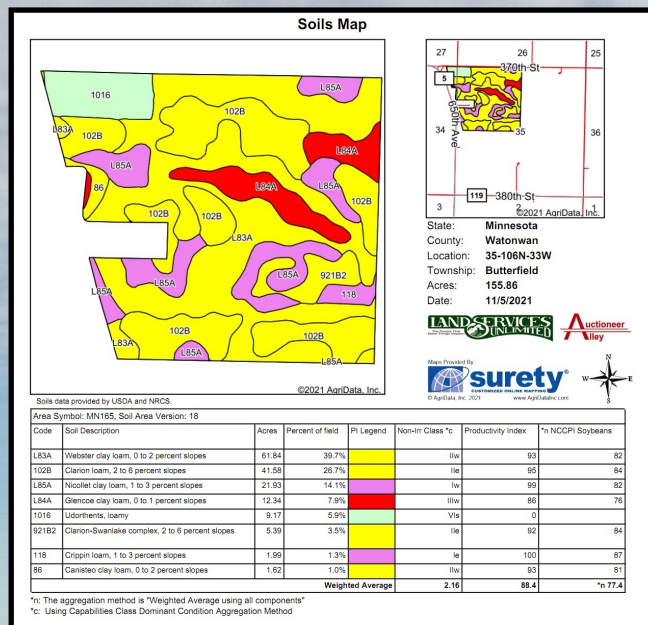
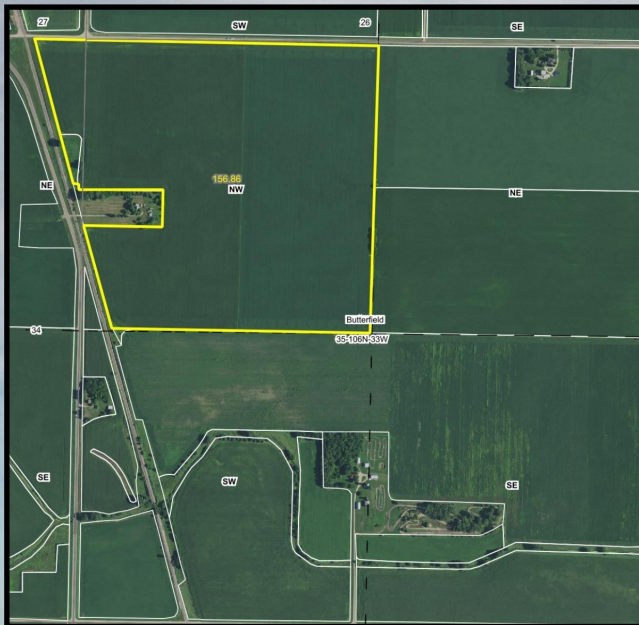
****Inclement Weather-Blizzard Backup Date– 12-6-21 @ same time. Watch website for updates!***

PROPERTY LOCATION:

From St. James, MN go 6 miles West on State Hwy 60 to 650th Ave, then 3/4 mile South. From Butterfield, MN 1 mile East on State Hwy 60 to 650th Ave, then 3/4 mile South.

PROPERTY LEGAL DESCRIPTION:

156.86 Deeded Acres located in the NW 1/4 Excepting that part South of the RR R/W & Less 5.31 Acre Building Site in Section 35 & the NE 1/4 of Section 34 lying East of the RR R/W of Township 106 North, Range 33W, Watonwan County, Minnesota.



AUCTION SALE TERMS:

The Anderson farm will be offered for sale as one parcel on sale day. Please review the 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 31, 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:

It is with great honor we offer the Anderson Family Farm on public auction December 3rd! This is a very nice laying farm with excellent soil types! This farm is just 3/4 mile South of Hwy 60. The Anderson farm is high quality land and would make a great 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. Thank you for looking!

Owners: Douglas, Rodney & Rock Anderson

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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