

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

FARMLAND AUCTION

Thursday, February 10, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at Average Jo's Bar & Grill at 115 E 6th Street, Blue Earth, MN.

**Blizzard Date 2-14-22 Watch website for updates!*

PROPERTY LOCATION: 160 Acre Parcel-From Blue Earth, MN I-90 Exit go 2 1/2 miles North on Hwy-169 to 140th Street then 1 1/2 miles East

PROPERTY LOCATION: 81 Acre Parcel-From Blue Earth, MN I-90 Exit go 2 1/2 miles North on Hwy-169 to 140th Street then 1 1/2 miles East, then 2 miles North on 390th Avenue

PROPERTY LEGAL DESCRIPTION: 160 Deeded Acres located in the E 1/2 of the NE 1/4 & E 1/2 of the SE 1/4 in Section 29, Township 103 North, Range 27 West, Faribault County, Minnesota; 81 Deeded Acres located in the S 1/2 of the SE 1/4 Section 17, Township 103 North, Range 27 West, Faribault County, Minnesota.



Owner: The Murphy Company, LLC

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

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN, ALLEN, RYAN & CHRIS KAHLER

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105 S State Street, Fairmont, MN 56031-507-238-4318



FRUNDT, LUNDQUIST & GUSTAFSON, LTD.-

RYAN GUSTAFSON & DANIEL LUNDQUIST, LEGAL COUNSEL & CLOSING ATTORNEY

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AUCTION SALE TERMS:

The Murphy Company Farms will be offered for sale in multiple parcels and in combination on our multi parcel board bidding system. 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 March 24, 2022 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. The property is being sold subject to a 2022 crop lease which new buyer will assume. Buyer will pay all of 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'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:

Auctioneer Alley and Land Services Unlimited are pleased to present the Murphy Family Farms as this is a great opportunity to buy some excellent farmland in Faribault County! These farms are highly productive with excellent soil types and would make a nice addition to your investment portfolio whether you are a farmer or an investor! These farms are located only 5 1/2 miles NE of Blue Earth, MN just off of Hwy-169. 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.

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