

# 160 Acres +/- of Bare Farmland in Rome Twp, Faribault Co., MN

# ***FARMLAND AUCTION***

**Tuesday, February 22, 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 2-25-22 Watch website for updates!*

PROPERTY LOCATION: From Blue Earth, MN: Go 6 miles South on Hwy-169 to 40th Street then 7 miles East to 460th Avenue then 2 miles South. From Buffalo Center, IA: Go 9 miles North on R20 to 20th St then West 1/2 mile.

PROPERTY LEGAL DESCRIPTION: 160 Deeded Acres located in the NW 1/4 in Section 34, Township 101 North, Range 26 West, Faribault County, Minnesota.

**Owner: Stenzel Family**

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

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN, ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL, DAN PIKE & SCOTT CHRISTOPHER



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



FRUNDT, LUNDQUIST & GUSTAFSON, LTD.-

DANIEL LUNDQUIST, LEGAL COUNSEL & CLOSING ATTORNEY



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## **AUCTION SALE TERMS:**

The Stenzel Family farm will be offered for sale as one parcel on sale day. 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 31, 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. 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 honored to present the Stenzel Family Farm as this is a nice opportunity to buy some good tillable farmland in Faribault County. This is a nice laying farm with good drainage outlets. This farm would make a nice addition to your investment portfolio whether you are a farmer or an investor! The farm is located 13 miles SE of Blue Earth, MN or 10 miles N of Buffalo Center, IA . 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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