275.85 Acres +/- of Bare Farmland in St. James Twp, Watonwan Co., MN

FARNLAND AUCTION Tuesday, March 22, 2022 @ 10:00 AM SALE LOCATION: Auction will be held at St. James American Legion at 620 1st Ave S, St. James, MN.

*Blizzard Date 3-24-22 Watch website for updates!

PROPERTY LOCATIONS: From St. James, MN: Parcel #1-Go 2 miles West on County Hwy 3 then 1/2 mile South on 700th Avenue; Parcel #2-#4-Go 2 miles West on County Hwy 3.

PROPERTY LEGAL DESCRIPTIONS: 80.9 Deeded Acres located in the N 1/2 of SW 1/4 & W .90 Acres of NW 1/4 of the SE 1/4 in Section 15, Township 106 North, Range 32 West, Watonwan County, Minnesota; 194.95 Deeded Acres located in the S 1/2 of the NE 1/4; W 1/2 of the SE 1/4 Less 5.05 Acres & SE 1/4 of the SE 1/4 in Section 9, Township 106 North, Range 32 West, Watonwan County, Minnesota.



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 DOUG WEDEL & SCOTT CHRISTOPHER





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



Zachary Strom, Legal Counsel & Closing Attorney

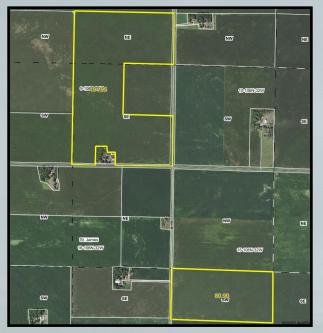
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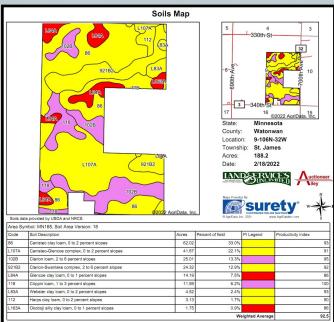
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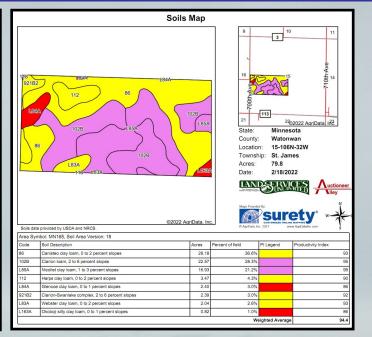
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AUCTION SALE TERMS:

The Goeser farms will be offered for sale in multiple parcels and in combination on sale day. Please review farm booklet for specific details. All bidders must register for a bidding number prior to bidding on sale day. 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 May 3, 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 or thru our mobile app, 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 excited to be representing the Goeser family with the sale of their high quality farmland in Watonwan County! These 275 acres being offered for sale on public auction are as good as they come with excellent CPI's pf 94.4 and 92.5! Both of these farms are part of county drainage systems and have had a lot of private tile added! These high producing farms would make a nice addition to your investment portfolio whether you are a farmer or an investor. This land is located only 2 miles West of St. James, MN. 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: Denis Goeser

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