

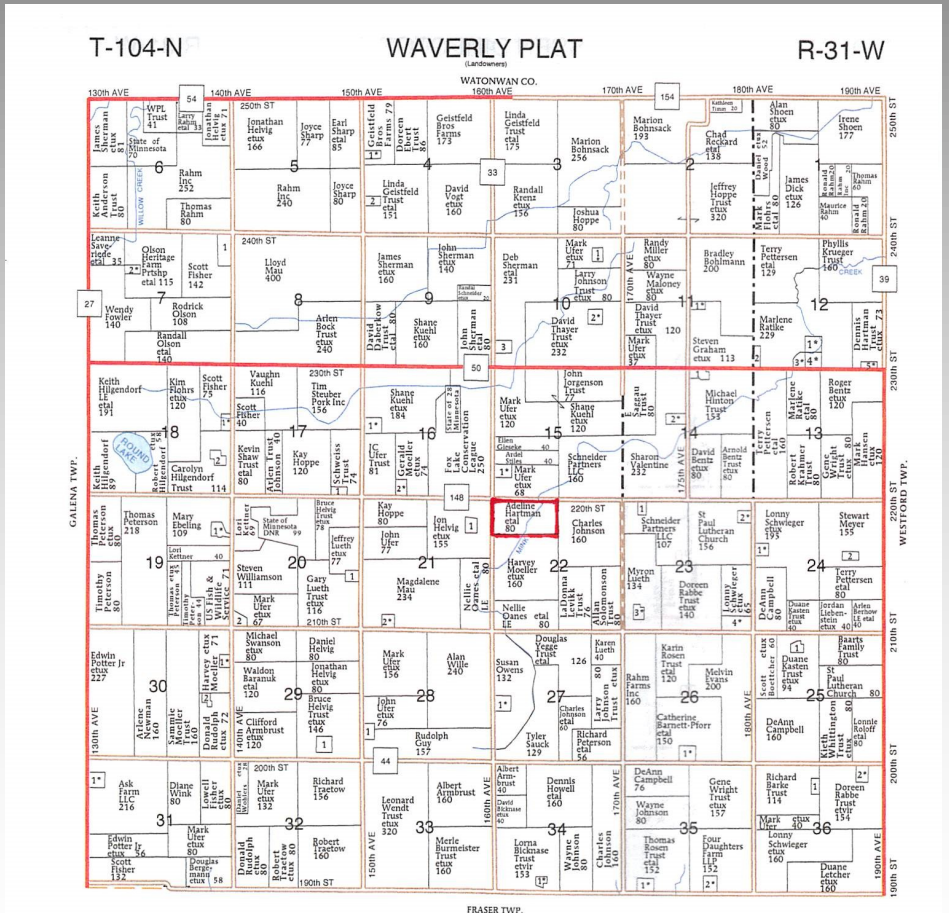
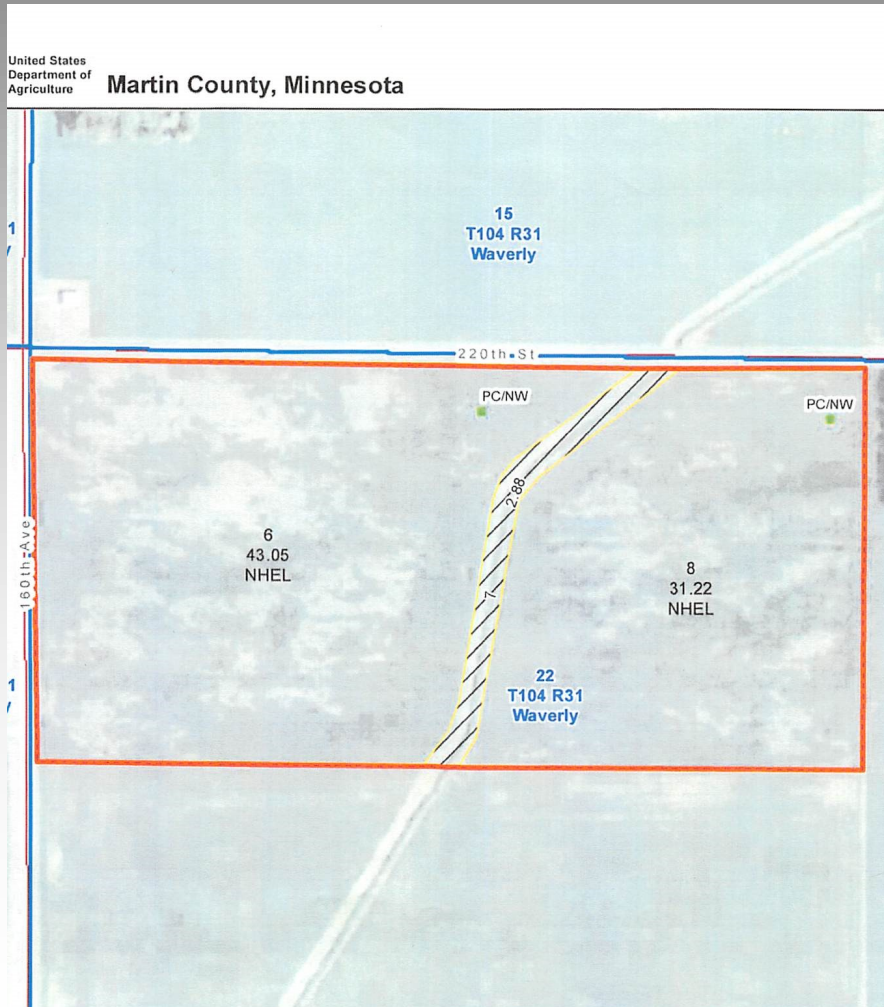
80 Acres +/- Section 22 Waverly Township, Martin County, Minnesota

# BARE FARMLAND AUCTION

Wednesday, March 16, 2022 @ 10:00 A.M.

In case of VERY inclement weather—blizzards, please check our website at [www.auctioneeralley.com](http://www.auctioneeralley.com) for details.

**SALE LOCATION:** The auction will be held at the Knights of Columbus Hall located at 920 E 10th Street, Fairmont, MN. Watch for auction signs on day of the sale.



## PROPERTY LOCATION

From Truman, Minnesota: West on County Road 50 six miles then south on 160th Ave one mile.

## PROPERTY LEGAL DESCRIPTION

The North Half of the Northwest Quarter (N1/2 NW 1/4) Section 22 Waverly Township, Martin County Minnesota containing 80 acres more or less.

## AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer at the conclusion of the auction will enter into a Purchase Agreement/Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before April 27, 2022 when clear title & possession will be passed by Warranty Deed. The Buyer will be responsible for the real estate taxes payable in 2022. Buyer shall be responsible for 2021 fall tillage costs totaling \$2,000.00. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility, or other easements of record. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyer is responsible for all inspections of the property prior to the purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction company and staff represent the seller in this transaction.

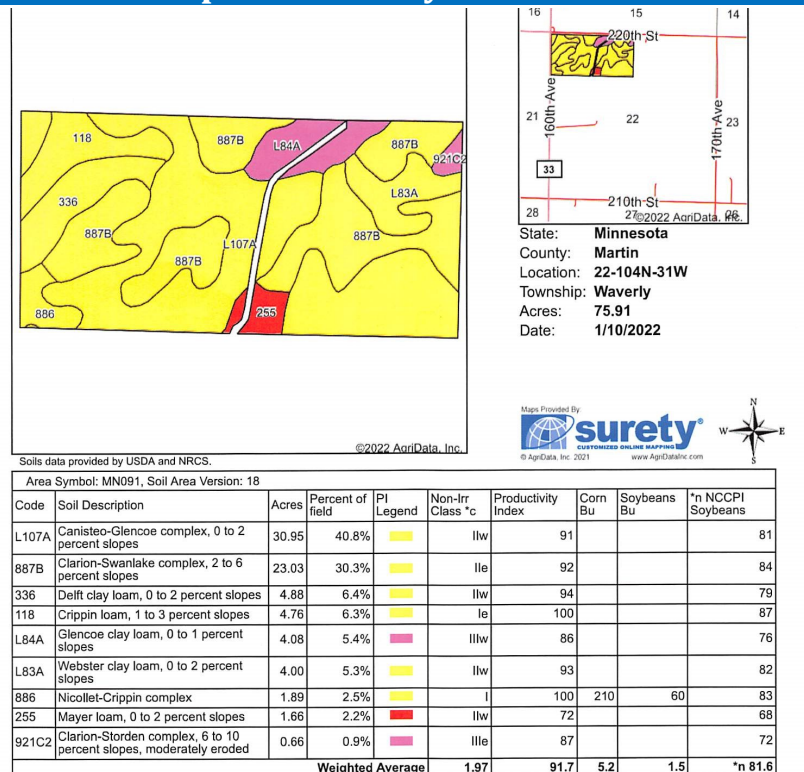
## AUCTIONEERS NOTE

We are very honored to have been asked to represent the Roland and Adeline Hartmann Irrevocable Trusts with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of farm land to add to your investment portfolio, this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but not guaranteed. Any boundary 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. The auctioneers and sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:00 A.M. sharp so don't be late. Respectfully, Doug Wedel of Auctioneer Alley

## For Additional Information & Personal Inspection

Go to our website at [www.auctioneeralley.com](http://www.auctioneeralley.com). The information brochure and auction sale bill are listed under "Upcoming Auctions". or call Doug Wedel at 507-236-4255 / 507-238-4318

## Crop Productivity Index—91.7



\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## OWNER

Roland and Adeline Hartmann Irrevocable Trusts  
Trustees: Dani Lenort and April Oachs

## Auctioneers

Doug Wedel (507-236-4255)  
Dustyn Hartung,  
Kevin, Ryan, & Chris Kahler,  
Dan Pike & Scott Christopher



## Attorney for the Seller

Darin Haugen; Attorney  
Erickson, Zierke, Kuderer & Mad-  
sen, P.A.  
Fairmont, Minnesota