

131.93 Acres +/- of Bare Farmland in Cannon City Township, Rice Co., MN

FARMLAND AUCTION

Thursday, March 31, 2022 @ 10:30 AM

SALE LOCATION: Auction will be held at Buckham West at 19 Division Street, Faribault, MN.

**Blizzard Date 4-2-22 Watch website for updates!*

Buildable Lot Potential Just East of Faribault, MN!

PROPERTY LOCATION: From the East edge Faribault, MN: Go 1.5 miles Northeast on Cannon City Boulevard or County Road 20

PROPERTY LEGAL DESCRIPTIONS: 131.93 Deeded Acres located in part of the E 1/2 of the NE 1/4 Section 21 and part of the W 1/2 of the NW 1/4 and the NW 1/4 of the SW 1/4 Section 22 of Cannon City Twp, Rice County, MN T110N, R20W



Owners: Glenn and Beverly Nauman Trust

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

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CHRIS KAHLER & SCOTT CHRISTOPHER



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

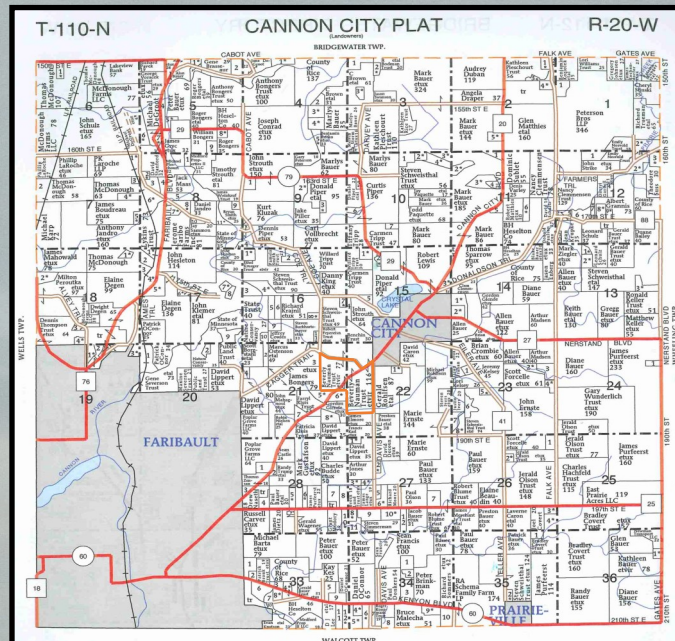
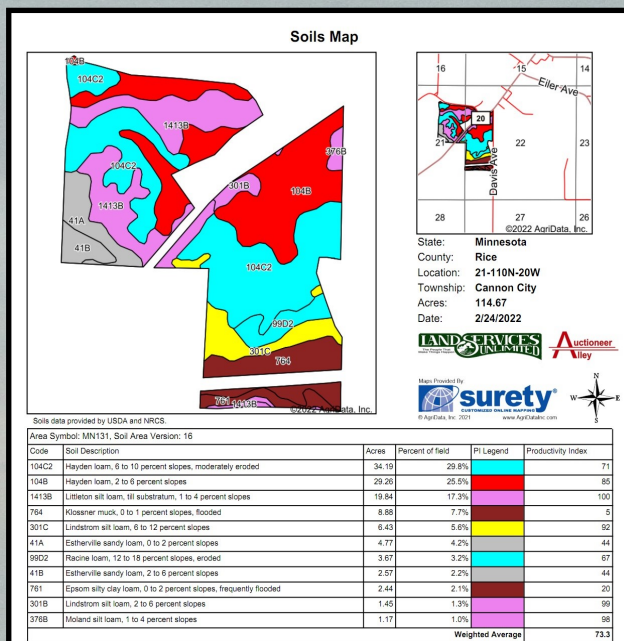
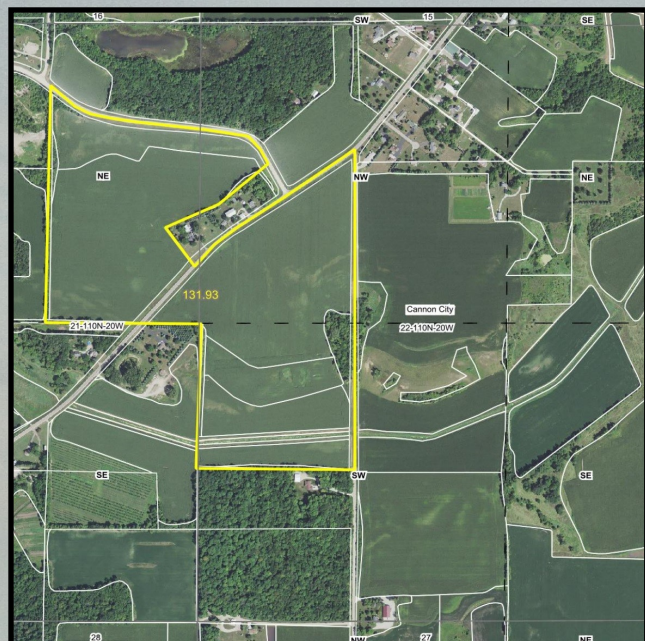
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AUCTION SALE TERMS:

The Nauman farm 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 10, 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. Buyer will be able to farm the property in 2022. 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 pleased to be representing the Nauman Family with the sale of their farmland in Rice County! This auction provides an excellent opportunity for someone to purchase bare farmland with buildable lot potential, close to town and on a hard surface road! This farm is located only 1.5 miles East of Faribault, MN on Cannon City Boulevard. This good land would make a nice addition to your investment portfolio whether you are a farmer or an investor. For you investor buyers the longtime tenant would be highly interested in renting the land moving forward. 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 on sale day! Respectfully, Dustyn Hartung and Sales Staff.

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