

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

FARMLAND AUCTION

Thursday, April 7, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at St. James American Legion at 620 1st Ave S, St. James, MN.

PROPERTY LOCATION: From the West edge of St. James, MN: Go 1 mile West on County Hwy 113, then continue West on 350th St for 3 miles.

PROPERTY LEGAL DESCRIPTION: 74.05 Deeded Acres located in the W 1/2 of the NW 1/4 Less 5.95 acre building site in Section 20, Township 106 North, Range 32 West, Watonwan County, Minnesota.



Owners: Roald & Ramona Revne

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 & DAR HALL



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



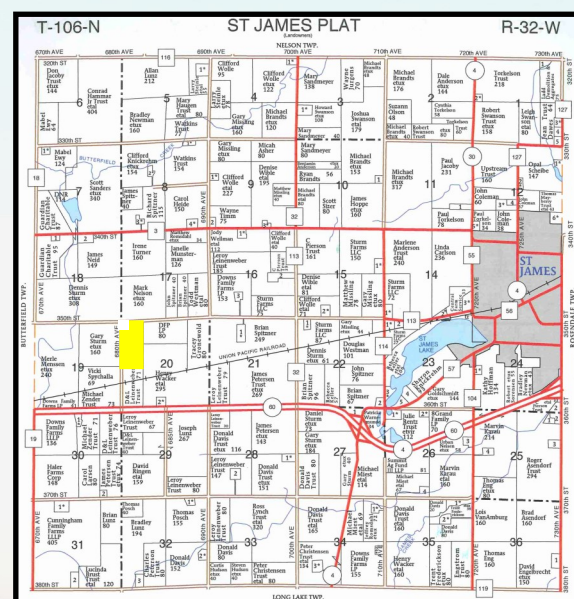
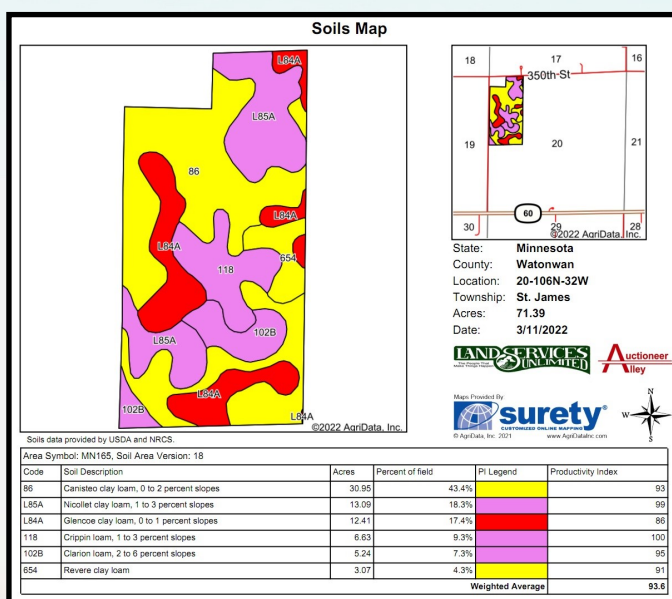
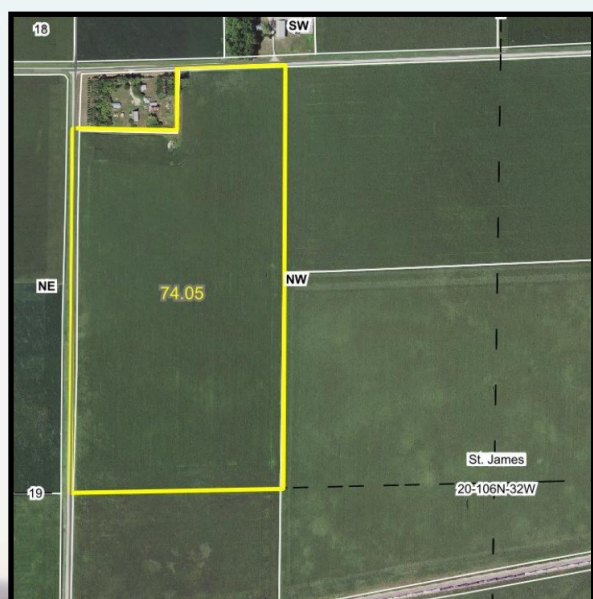
Zachary Strom, Legal Counsel & Closing Attorney

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AUCTION SALE TERMS:

The Revne 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 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 13, 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 pleased to have been asked by the Revne family to help with the sale of their good farmland in Watonwan County! This high producing, gently rolling 74 acres has an excellent CPI of 93.6 and located only 4 miles West of St. James, MN. This farm would make a nice addition to your investment portfolio whether you are a farmer or an investor. 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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Sunde Olson
KIRCHER & ZENDER
ATTORNEYS AT LAW

Zachary Strom, Legal Counsel & Closing Attorney