

191.93 Acres +/- of Bare Farmland in Galena Township, Martin Co., MN

FARMLAND AUCTION

Tuesday, April 5, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at Triumph Hall at 546 Main Street East, Trimont, MN.

PROPERTY LOCATION: 160 Acre Parcel- From the East edge of Trimont, MN: Go 1/2 mile East on 190th St., then North 2 miles on 90th Ave, then East 1/2 mile on 210th St.

31.93 Acre Parcel- From the East edge of Trimont, MN: Go 1/2 mile East on 190th St., then North 2 1/2 miles on 90th Ave.

PROPERTY LEGAL DESCRIPTIONS: 160 Deeded Acres located in the SE 1/4 and 31.93 Deeded Acres located in the SW 1/4 of the NW 1/4 all in Section 21, Township 104, Range 32, Martin County, MN



Owner: Howard Stade Estate

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 KAHLER, DOUG WEDEL

CHRIS KAHLER & SCOTT CHRISTOPHER



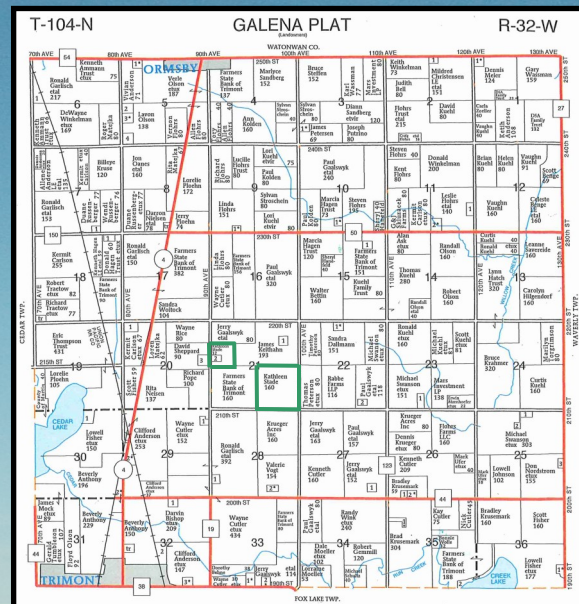
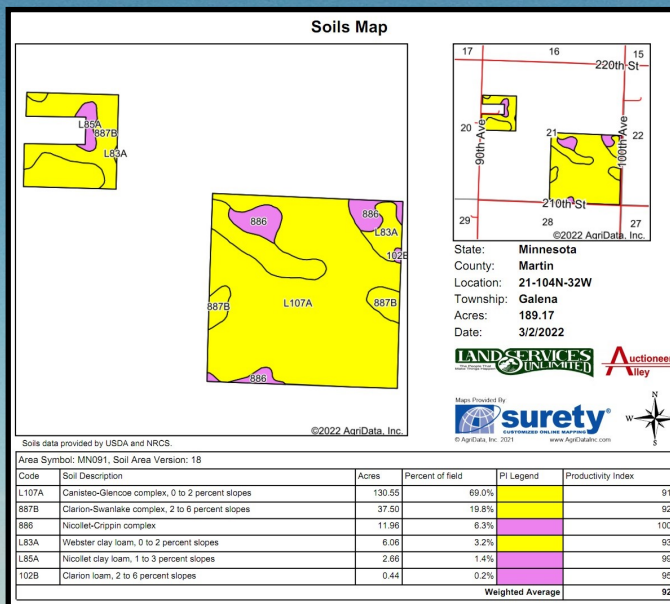
105 S State Street, Fairmont, MN 56031-507-238-4318

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AUCTION SALE TERMS:

The Stade 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 13th, 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 honored to be representing the Stade Family with the sale of their excellent bare farmland! This auction provides a great opportunity for someone to purchase high producing land with CPI's of 91.9 and 92.3! These farms are nice laying with a gentle roll and part of county drainage systems. This land is located 2.5 miles Northeast of Trimont, MN. Whether you are a farmer or an investor, this high quality land would make a nice addition to your investment portfolio. 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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