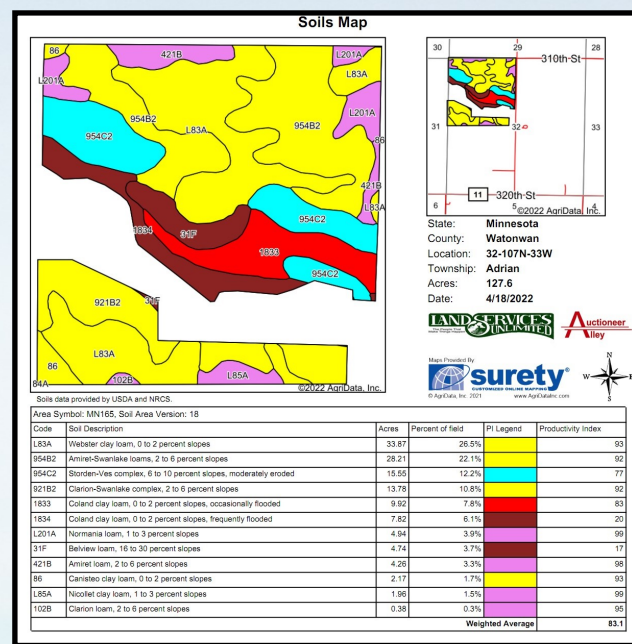
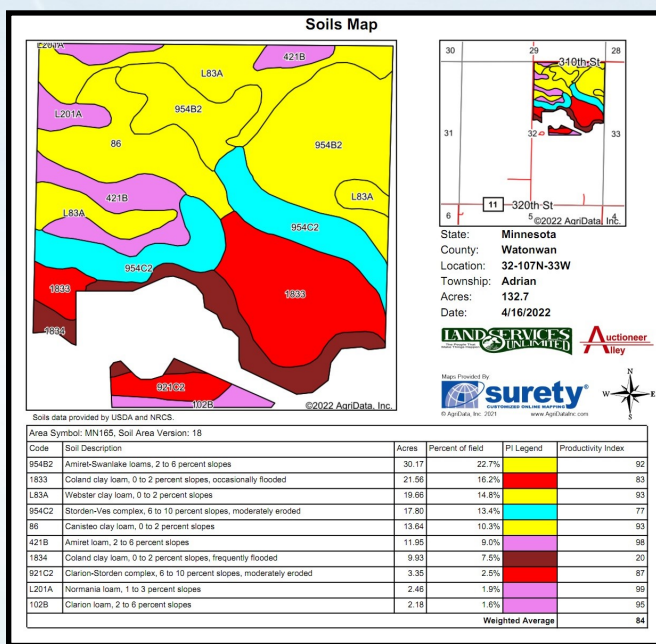


320.53 Acres +/- of Bare Farmland in Adrian Twp, Watonwan Co., MN

# FARMLAND AUCTION

Tuesday, May 24, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the Darfur Community Hall 204 Adrian St N, Darfur, MN.



PROPERTY LOCATION: From Darfur, MN: Go 1 mile South on 625th Avenue

PROPERTY LEGAL DESCRIPTION: NW 1/4; NE 1/4 & N 6 Rods of the SE 1/4 Less 5.47 Acre Building Site in Section 32, Township 107 North, Range 33 West, Watonwan County, Minnesota

## AUCTION SALE TERMS:

The Janzen 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 June 30th, 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. Sellers will keep 1st half 2022 farm rent and buyer will receive 2nd half 2022 farm rent. Sellers will pay 1st half 2022 real estate taxes and buyer will pay 2nd half 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 aren't able to bid online please make arrangements with sales staff 24 hours ahead of the auction to bid by phone. 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 Janzen family with the sale of their farmland in Watonwan County! These farms offer both good tillable acres and excellent hunting land along the Watonwan River! These high producing farms would make a nice addition to your investment portfolio whether you are a farmer, hunter or an investor. This land is located only 1 mile south of Darfur, MN or 15 miles northwest 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.

**Owners: Lesley Janzen, Michelle Sticken & Jason Janzen**

## ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT [WWW.LANDSERVICESUNLIMITED.COM](http://WWW.LANDSERVICESUNLIMITED.COM) OR CALL DUSTYN HARTUNG 507-236-7629

**[www.auctioneeralley.com](http://www.auctioneeralley.com)**

## AUCTIONEERS AND SALES STAFF

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KRAHMER  
SHAEFER &  
EDMUNDSON LTD.

Brandon Edmundson, Closing Attorney for Sellers