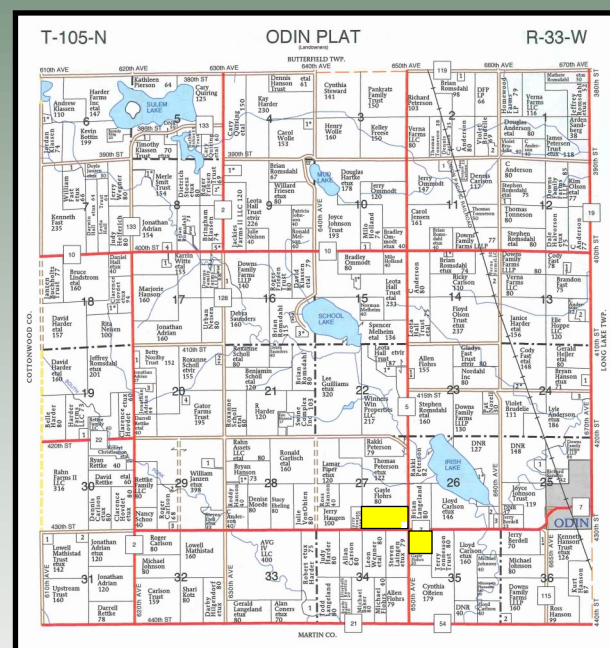
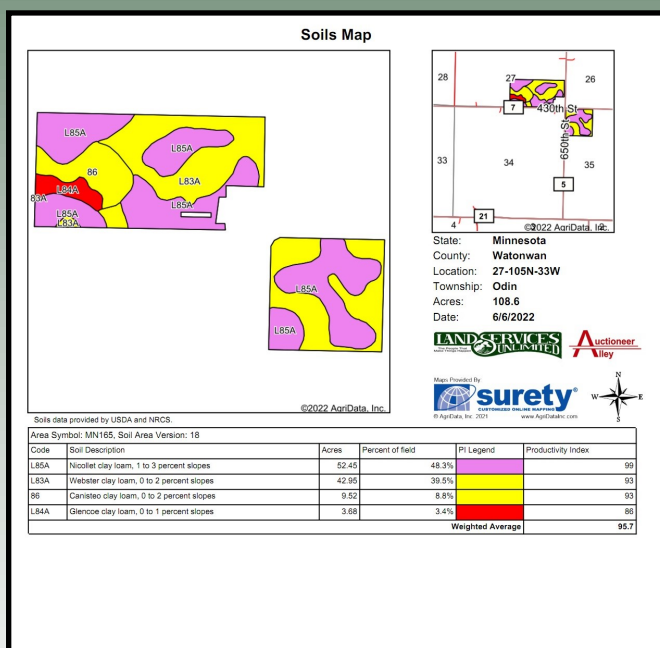


113.56 Acres +/- of Bare Farmland in Odin Twp, Watonwan Co., MN

# FARMLAND AUCTION

Monday, June 27, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN



PROPERTY LOCATION: From Odin, MN: Go approximately 2 miles west on County Hwy 7

PROPERTY LEGAL DESCRIPTIONS: Parcel #1-74.08 Acres: S 1/2 of SE 1/4 Less 5.92 Acres in Section 27, Township 105 North, Range 33 West, Watonwan County, Minnesota; Parcel #2-39.48 Acres: NW 1/4 of NW 1/4 in Section 35, Township 105 North, Range 33 West, Watonwan County, Minnesota

## AUCTION SALE TERMS:

The Laingen farms will be offered for sale in multiple parcels and in combination on our multi parcel board bidding system. 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 August 5th, 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 and buyers will prorate the 2022 farm rent at the time of closing. Sellers and buyers will prorate the 2022 real estate taxes at the time of closing with all real estate taxes thereafter to be paid by the buyers. 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.

## Owner: Arvid Laingen Estate

### AUCTIONEERS NOTE:

Auctioneer Alley and Land Services Unlimited are excited to be asked to work for the Laingen family with the sale of their high quality farmland in Watonwan County! These farms are being offered for sale on public auction have excellent CPI's of 95.7 and 96.1! These high producing farms would make a great addition to your investment portfolio whether you are a farmer or an investor. This land is located only 2 miles west of Odin, MN or 12 miles southwest 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.

### 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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ATTORNEYS AT LAW

Zachary Strom Closing Attorney for Sellers