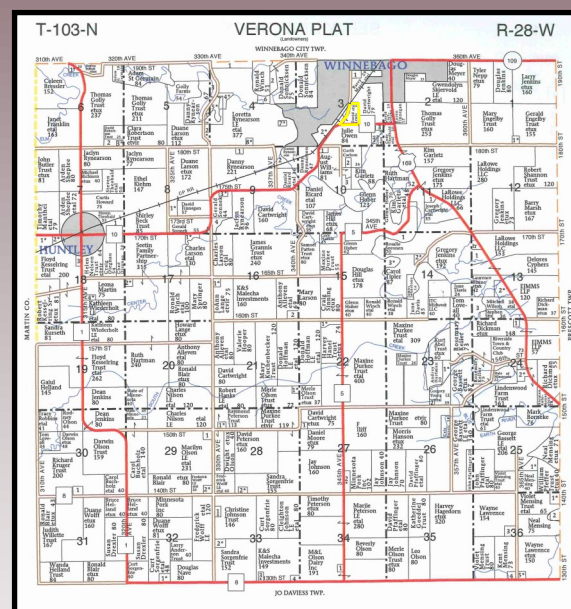
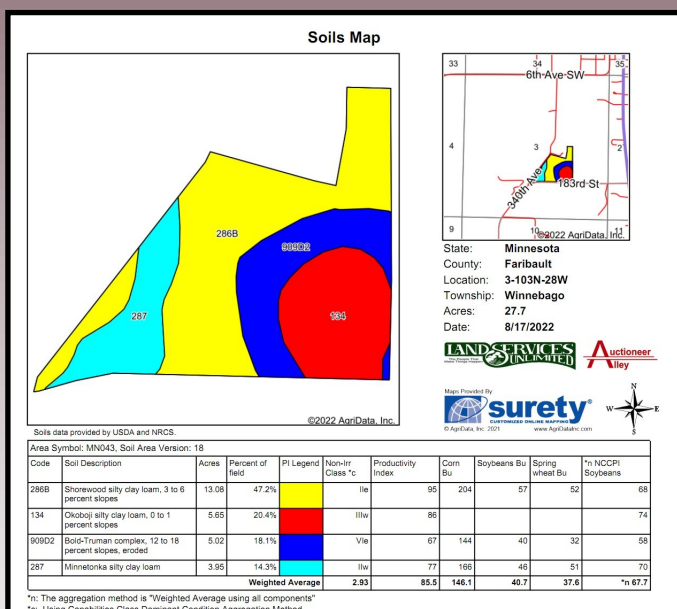


34.28 Acres +/- of Bare Farmland in Verona Twp, Faribault Co., MN

FARMLAND AUCTION

Thursday, September 8, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the Winnebago Municipal Center 140 Main Street S, Winnebago, MN.



PROPERTY LOCATION: From Winnebago, MN: Go South on US-169 for 1/2 mile to 183rd Street, then go west 1/2 mile.

PROPERTY LEGAL DESCRIPTION: 34.28 +/- Deeded Acres: NE 1/4 of SW 1/4 & the NW 1/4 of SE 1/4, excepting 4.72 acre building site of Section 3, Township 103 North, Range 28 West, Faribault County, Minnesota.

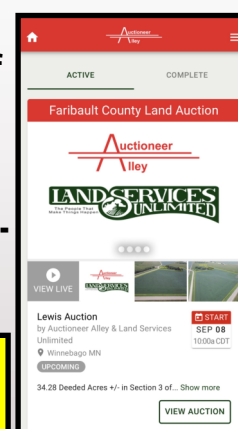
AUCTION SALE TERMS:

The Lewis 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 October 21, 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 all of the 2022 farm rent and pay all of the 2022 property taxes. 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 Lewis Family in the sale of 34.28 acres of good Faribault County, MN, farmland. This farm carries a CPI of 85.5 and located just Southwest of Winnebago, MN. This farmland 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.

ONLINE BIDDING AVAILABLE THRU
OUR MOBILE APP!



Owners: David & Mary Lewis

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

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER



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