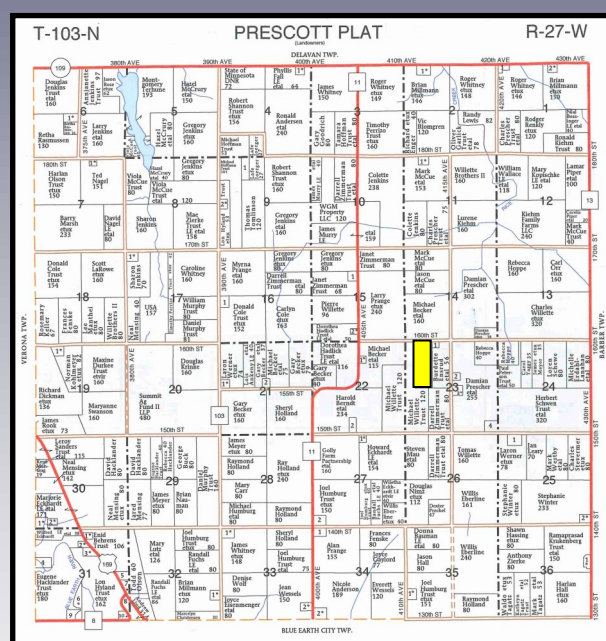
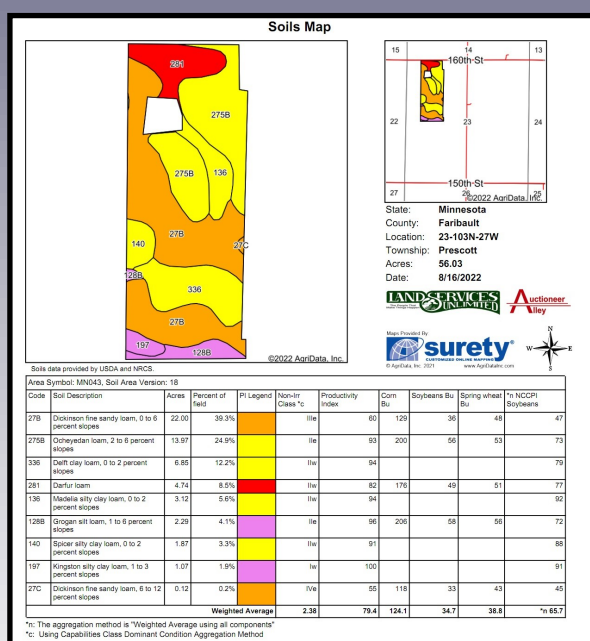
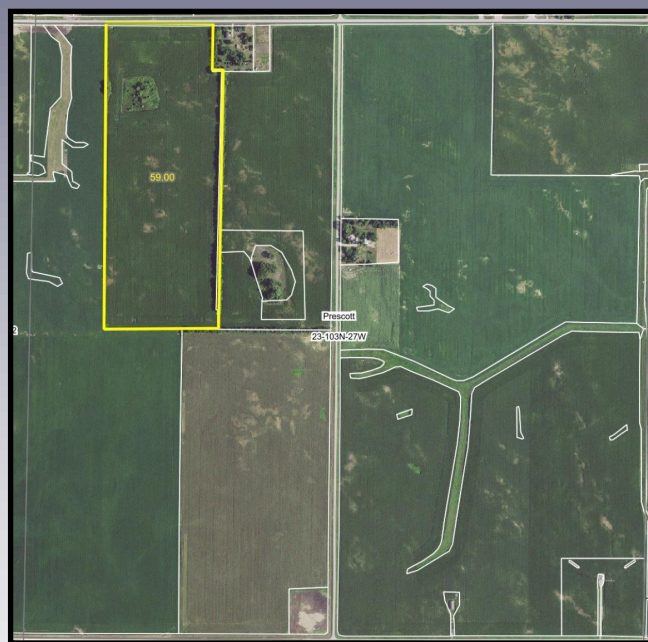


59 Acres +/- of Bare Farmland in Prescott Twp., Faribault Co., MN

# FARMLAND AUCTION

Thursday, November 3, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at Average Jo's Bar 115 E 6th St, Blue Earth, MN 56013



PROPERTY LOCATION: From Blue Earth, MN: Go approximately 1 mile east on 110th Street to 400th Ave, then go 6 miles north to 160th Street, then go east 1/2 mile.

PROPERTY LEGAL DESCRIPTION: 59 +/- Deeded Acres: The W 1/4 of the E 1/2 of the NW 1/4 and the E 1/2 of the W 1/2 of the NW 1/4 all in Section 23, Township 103 North, Range 27 West, Faribault County, Minnesota.

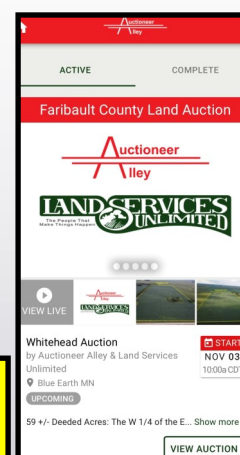
## AUCTION SALE TERMS:

The Whitehead 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 December 12, 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 crop 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 pleased to be offering this quality Faribault County farmland for sale by Public Auction on November 3rd representing The Whitehead Family. This gently rolling 59 +/- acres, good CPI farmland is located just northeast of Blue Earth, MN. All friends, neighbors, farmers and investors are invited to take advantage of this opportunity to add this tillable farmland 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 there! Respectfully, Dustyn Hartung and Sales Staff.

ONLINE BIDDING AVAILABLE THRU  
OUR MOBILE APP!



Owner: Gordon B. Whitehead Revocable Living Trust

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