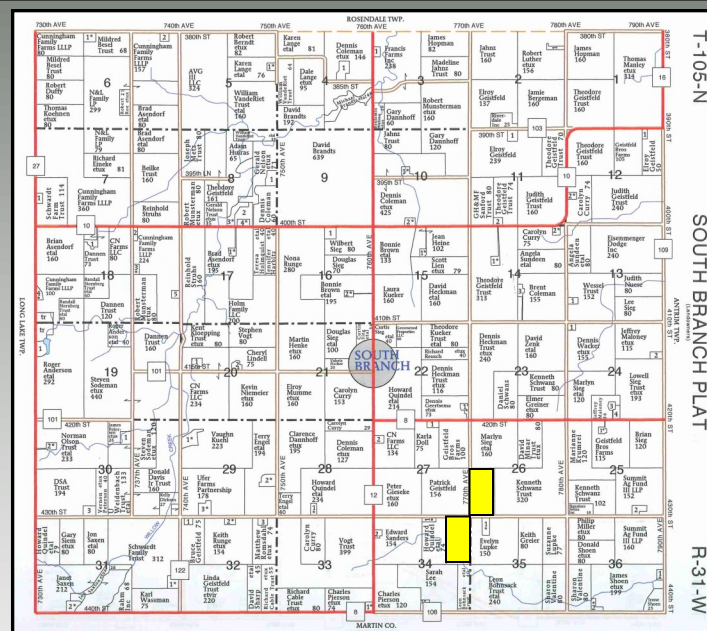
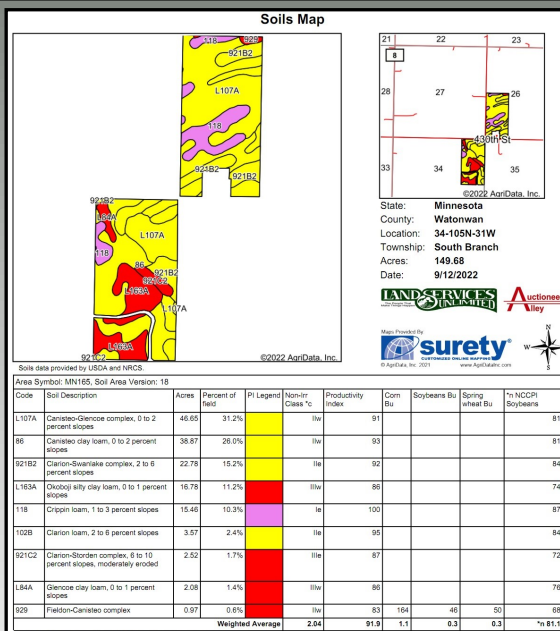


160 Acres +/- Land & Building Site in South Branch Twp, Watonwan Co., MN

FARMLAND AUCTION

Friday, November 4, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN



PROPERTY LOCATION: From Truman, MN: Go 2 miles north on MN State Hwy 15 to 430th St, then west 5 miles.

PROPERTY LEGAL DESCRIPTION: 80 +/- Deeded Acres: W 1/2 of the SW 1/4 in Section 26, & 80 +/- Deeded Acres: E 1/2 of the NE 1/4 Section 34, Township 105 North, Range 31 West, Watonwan County, Minnesota.

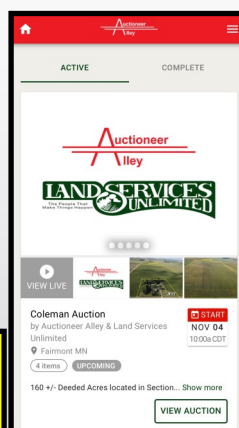
AUCTION SALE TERMS:

The Coleman farm 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 December 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. Sellers will keep all of 2022 farm rent and pay all of the 2022 real estate 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 excited to be offering the Coleman Family's excellent bare farmland for sale on public auction in November. This bare land being offered for sale is some of Minnesota's finest with high CPI's and good drainage outlets! Also being sold on sale day is a very neat and well maintained 5.38 acre building site. For anyone who would like to view the building site prior to the auction, please make an appointment with sales staff. 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: Kenneth Coleman Estate

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629

www.auctioneeralley.com

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Zachary Strom, Legal Counsel & Closing Attorney