

105.60 Acres +/- of Martin County Farmland **PRIVATE LISTING FOR SALE**

SOLD 9-2022

SUBJECT LOCATION: From Sherburn, MN, 3 miles West on State Hwy 4 to County Hwy 7, then 4 miles North to 150th St, then West 2/3rd mile. The farm is located approximately 9 miles Northwest of Sherburn, MN.

LEGAL DESCRIPTION: W 105.60 Acres of the SW 1/4 of Section 21 of Elm Creek Township, Martin County, MN T103N, R33W

REAL ESTATE SALE TERMS: The terms of sale for this farm are based on a cash sale with possession taking place after closing and the 2022 crop has been removed. The successful buyer will enter into a purchase agreement & make a 20% down payment to the Land Services Unlimited Trust account with closing following 30 days after. This sale is **NOT CONTINGENT ON BUYER FINANCING** and 20% down payment is **NON-REFUNDABLE**. 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 of record. 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 interested bidder's obligation to inspect property prior to their purchase of it. Land Services Unlimited+ and Sales Staff represent the seller in this transaction.

OWNER: HANSEN FAMILY

ADDITIONAL PROPERTY INFORMATION:

This parcel of bare farmland is being marketed and sold by the Private Sale Method. To receive information on price, terms, & other pertinent information, interested parties please contact Dustyn Hartung 507-236-7629 with Land Services Unlimited+ Call us today and thank you for looking!



REAL ESTATE SALES STAFF

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www.landservicesunlimited.com