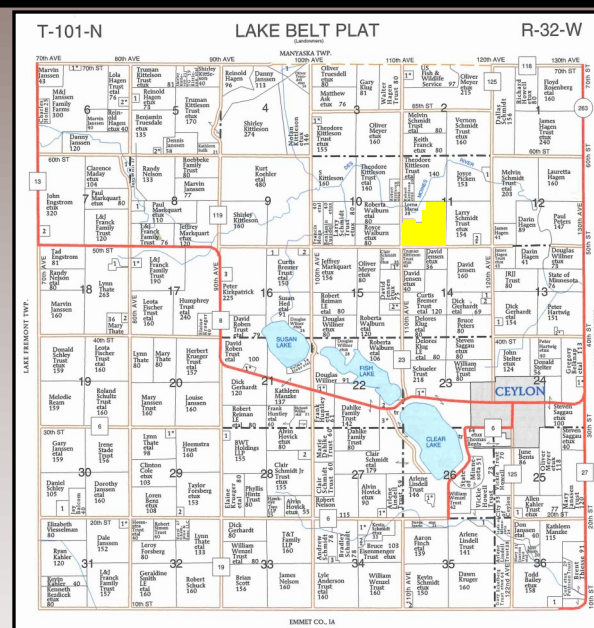
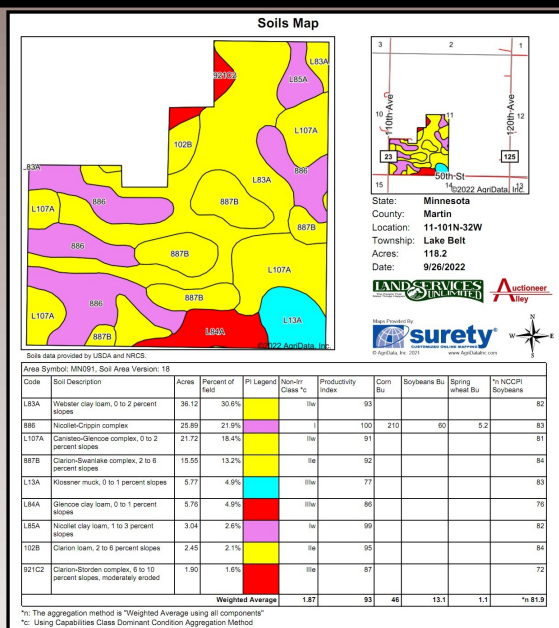
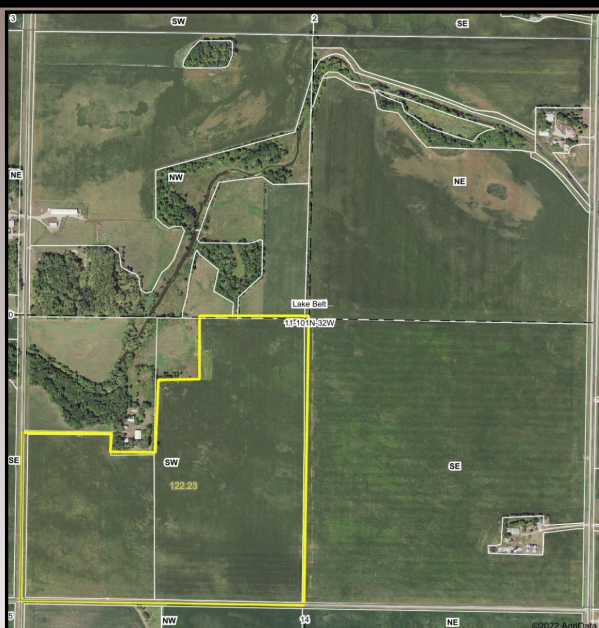


122.23 Acres +/- Bare Farmland in Lake Belt Twp, Martin Co., MN

# FARMLAND AUCTION

Wednesday, November 9, 2022 @ 10:00 AM

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



PROPERTY LOCATION: From Ceylon, MN: Go 1 1/2 miles north on 120th Avenue to 50th Street, then west 1/2 mile.

PROPERTY LEGAL DESCRIPTION: 122.23 +/- Deeded Acres: SW 1/4 (Excepting 37.77 Acre Tract In The NW 1/4 of the SW 1/4) in Section 11, Township 101 North, Range 32 West, Martin County, Minnesota.

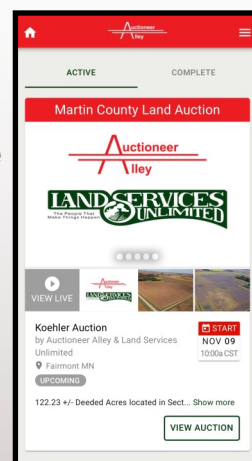
## AUCTION SALE TERMS:

The Koehler 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 20th, 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 honored to have been asked by the Koehler Family to help with the sale of their bare farmland! This Southern MN level to gently rolling farm has an excellent CPI of 93 and is located in a very strong agricultural community with both ethanol and soybean processors in close proximity! Please come ready to purchase as the Koehler Family is offering their farm on public auction to give all friends, neighbors and investors an opportunity to buy. 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: Vernon & Barb Koehler Estate

## 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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K M KUDERER & MADSEN, P.A.

DARIN G. HAUGEN, LEGAL COUNSEL & CLOSING ATTORNEY