

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

Sale Pending

SUBJECT LOCATION: From Fairmont, MN, 1/2 mile South on State Hwy 15 to 95th Street, then East 1/2 mile.

LEGAL DESCRIPTION: N 50 Acres of E 1/2 SW 1/4 & N 50 Acres of W 1/2 SE 1/4, excepting 6 acre building site of Section 21 of Fairmont Township, Martin County, MN T102N, R30W

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 60 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.

OWNERS: TERRY STADE & JANEEN STADE

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 Doug Wedel 507-236-4255 with Land Services Unlimited+ Call us today and thank you for looking!



REAL ESTATE SALES STAFF

DOUG WEDEL 507-236-4255

LEAH HARTUNG MN Broker #40416719 Cell # 507-236-8786

www.landservicesunlimited.com