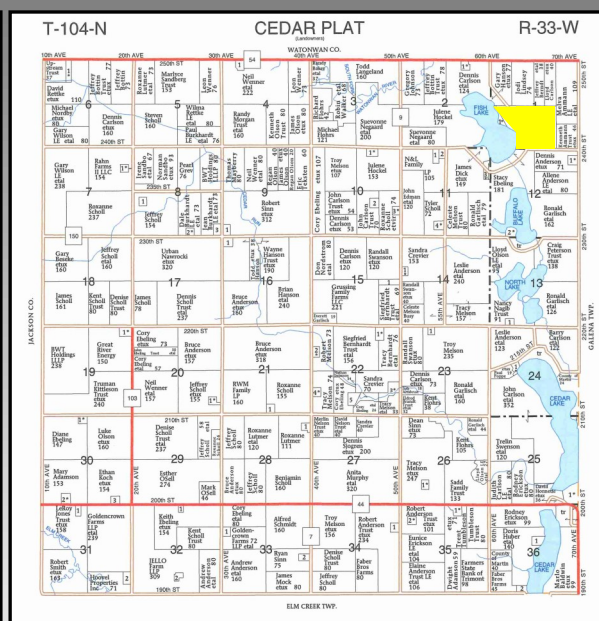
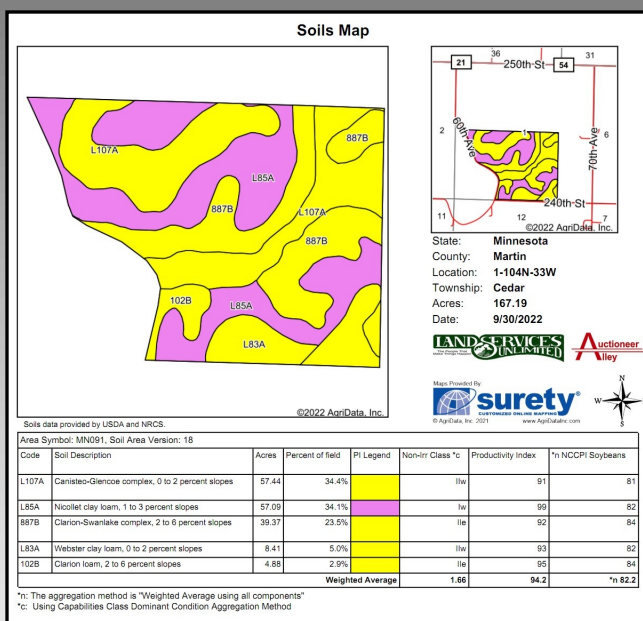


171.35 Acres +/- Bare Farmland in Cedar Twp., Martin Co., MN

FARMLAND AUCTION

Thursday, November 10, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at Triumph Hall 546 Main Street E, Trimont, MN



PROPERTY LOCATION: From Ormsby, MN: Go west on 250th Street for 2 1/2 miles to 60th Avenue, then go south 1/2 mile.

PROPERTY LEGAL DESCRIPTION: 171.35 +/- Deeded Acres: W 1/2 of the SE 1/4 & NE 1/4 of the SW 1/4 & LOTS 2 & 3 (EX 5.82 AC) in Section 1, Township 104 North, Range 33 West, Martin County, Minnesota.

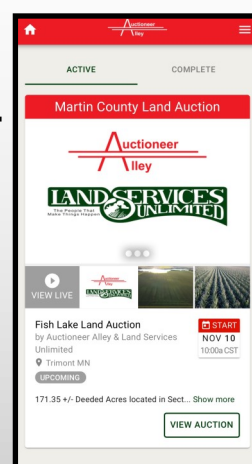
AUCTION SALE TERMS:

The Fish Lake Revocable Trust 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 21, 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:

What an opportunity to buy a top quality farm in southern Minnesota! Auctioneer Alley and Land Services Unlimited are honored to have the privilege to work with Bruce and the sale of his prime bare farmland in Martin County. This farm carries an extremely high 94.2 CPI and is level to gently rolling just on the east side of Fish Lake. Please come ready to purchase as the Heine family is offering their farm on public auction for all potential land buyers to participate in! 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: Fish Lake Revocable Trust

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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