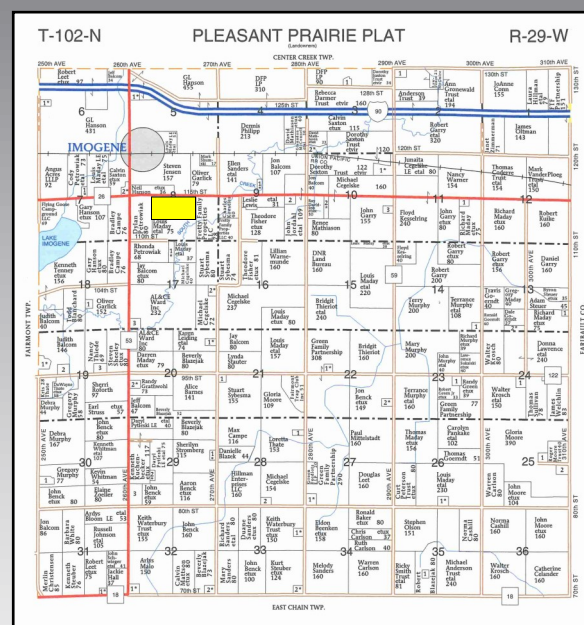
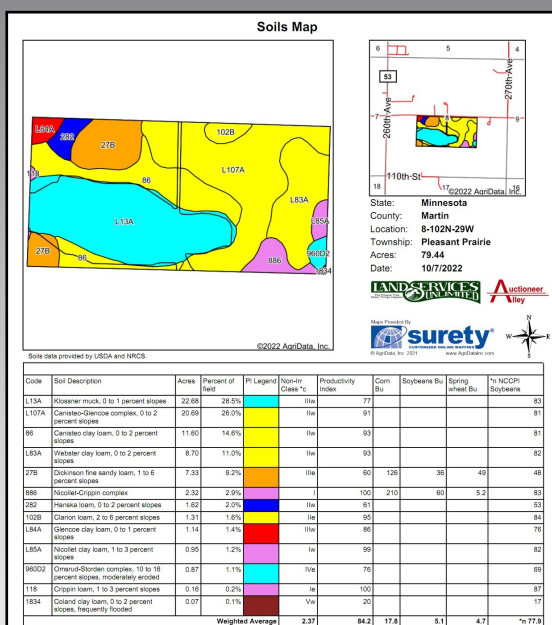


74.25 Acres +/- Bare Farmland in Pleasant Prairie Twp, Martin Co., MN

FARMLAND AUCTION

Friday, November 18, 2022 @ 10:00 AM

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



PROPERTY LOCATION: From Fairmont, MN: Go East 5 miles on Blue Earth Ave/115th Street

PROPERTY LEGAL DESCRIPTION: 74.25 +/- Deeded Acres: NE 1/4 of the SW 1/4 & NW 1/4 of the SE 1/4 (EX HWY) in Section 8, Township 102 North, Range 29 West, Martin County, Minnesota.

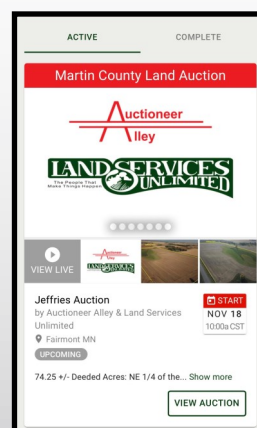
AUCTION SALE TERMS:

The Jeffries 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 27, 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:

Come ready to purchase as the Jeffries farm is for sale on public auction! This farm contains both good quality tillable farmland and 20+ acres of recreational land. Located just east of Fairmont, MN on old Hwy 16 this farm has excellent access being located on a hard surface road. Located in a strong agricultural community this farm is close to strong grain markets with ethanol, soybean processors and hog farm mills nearby. 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: John Jeffries 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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