

# 5.70 Acre Building Site ACREAGE FOR SALE



**SUBJECT LOCATION:** 5.70 ACRE BUILDING SITE LOCATED AT 2223 140TH AVE, TRIMONT, MN 56176

**SUBJECT DESCRIPTION:** 1-1/2 STORY HOUSE WITH 3 BEDROOMS, 2 BATHROOMS, FORCED/CENTRAL AIR AND AN ATTACHED 1-STALL GARAGE. THE HOUSE WAS JUST UPDATED WITH NEW SIDING, A NEW ROOF AND AN UPDATED SEPTIC SYSTEM IN 2021. THIS SITE INCLUDES: A VERY NICE 74'X96'X14' MACHINE SHED BUILT IN 1999 AND ADDED ONTO IN 2014. IT CONSISTS OF A NICE OFFICE-18'X24' CONFERENCE ROOM, (3) 9'X12' OFFICES AND 9'X15' KITCHEN, SINK, TOILET. THE OFFICE HAS FORCED AIR HEAT AND AC. THE MACHINE SHED IS CEMENTED OUT WITH A 15' AND 8' SLIDING DOORS. THERE IS A 28'X84' COLD STORAGE BUILDING WITH DIRT FLOOR AND A 20'X32' COLD STORAGE SHED.

**LISTING PRICE:** \$290,000.00

**REAL ESTATE SALE TERMS:** THE TERMS OF THIS SALE ARE BASED ON A CASH SALE WITH POSSESSION OF THE PROPERTY UPON CLOSING. THE SUCCESSFUL BUYER(S) WILL ENTER INTO A PURCHASE AGREEMENT & MAKE A 10% DOWN PAYMENT TO LAND SERVICES UNLIMITED+ TRUST ACCOUNT. CLOSING WILL BE APPROX. 45 DAYS AFTER THE SIGNING OF THE PURCHASE AGREEMENT. THIS SALE IS NOT CONTINGENT ON BUYER FINANCING AND 10% DOWN PAYMENT IS NON-REFUNDABLE. THE PARTIES SHALL MUTUALLY AGREE ON A CLOSING AGENT FOR THIS TRANSACTION(S). PROPERTY IS BEING SOLD SUBJECT TO ANY AND ALL ZONING, ENVIRONMENTAL, STATE, FEDERAL, OR ANY EASEMENTS OF RECORD. ANY APPRAISAL OR LOAN FEES ARE BUYERS 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.

## ADDITIONAL PROPERTY INFORMATION:

This site 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 or Leah Hartung 507-236-8786 with Land Services Unlimited+. Call us today!



## REAL ESTATE SALES STAFF

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

DUSTYN HARTUNG 507-236-7629

105 SOUTH STATE STREET FAIRMONT, MN 56031

[www.landservicesunlimited.com](http://www.landservicesunlimited.com)





