150.97 Acres +/- Bare Farmland in Fieldon Twp., Watonwan Co., MN FARMLAND AUCTION Thursday, November 17, 2022 @ 1:30 PM

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



PROPERTY LOCATION: From Lewisville, MN: Go 3 miles north on MN Hwy 15 N, then head west on 360th Street for 2 miles. PROPERTY LEGAL DESCRIPTION: 150.97 +/- Deeded Acres: NE 1/4 Less 11.13 AC in Section 30, Township 106 North, Range 30 West, Watonwan County, Minnesota.

AUCTION SALE TERMS:

The Scheef 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 22, 2022, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. 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:

We are vey honored to have been asked to represent the Estates of Barbara & Kenneth Scheef with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of farmland to add to your investment portfolio, this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but not guaranteed. Any boundary lines on maps are for information 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. The auctioneers and sales staff are representing the seller. This auction is open to the public and we look forward to seeing you there! Remember that the auction begins at 1:30 P.M. sharp, so don't be late! Respectfully, **Doug Wedel of Auctioneer Alley.** ONLINE BIDDING AVAILABLE

VIEW AUCTION

THRU OUR MOBILE APP!

Owners: Estates of Barbara A. Scheef & Kenneth L. Scheef

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DOUG WEDEL 507-236-4255

www.auctioneeralley.com

AUCTIONEERS AND SALES STAFF

DOUG WEDEL 507-236-4255 **DUSTYN HARTUNG KEVIN, RYAN & CHRIS KAHLER DAN PIKE & SCOTT CHRISTOPHER**



KRAHMER SHAFFER & EDMUNDSON

BRANDON EDMUNDSON, LEGAL COUNSEL & CLOSING ATTORNEY