

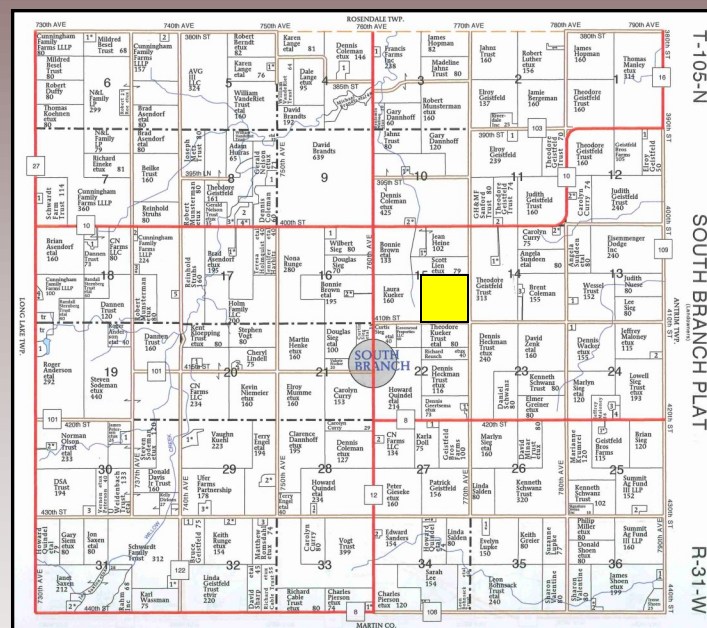
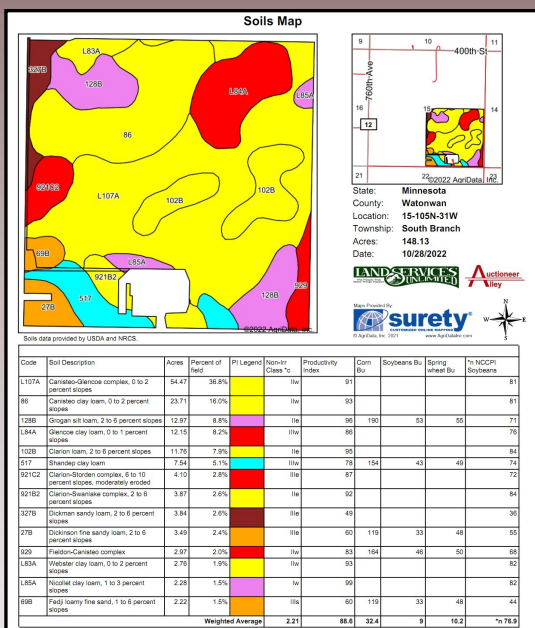
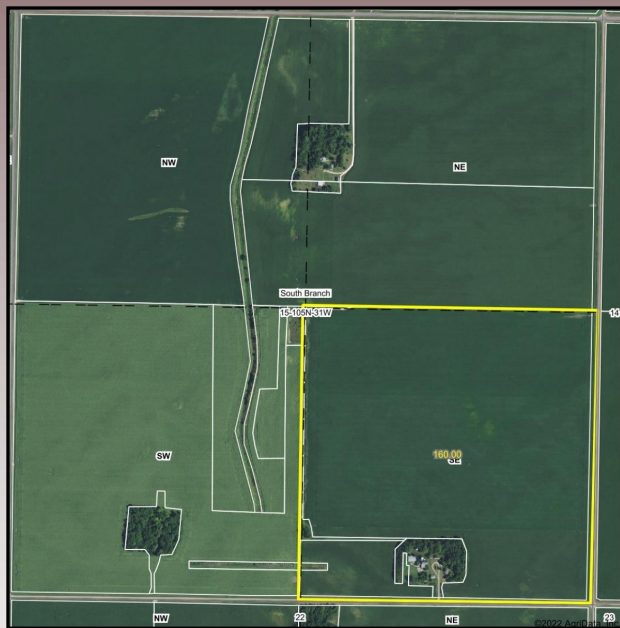
160 Acres +/- Land & Building Site in South Branch Twp, Watonwan Co., MN

FARMLAND AUCTION

Monday, December 5, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

**Inclement Weather/Blizzard Backup Date 12-6-22 @ same time. Watch website for updates!*



PROPERTY LOCATION: From Truman, MN: Go 3 miles north on MN Hwy 15, then head west on 420th St for 5 miles, then north on 770th Ave for 1 mile.

PROPERTY LEGAL DESCRIPTION: 160 +/- Deeded Acres: SE 1/4 in Section 15, Township 105 North, Range 31 West, Watonwan County, Minnesota.

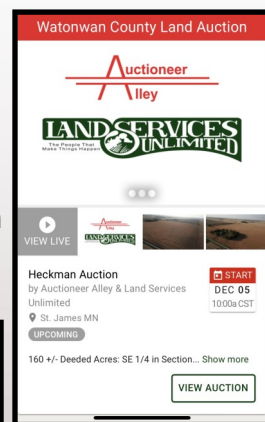
AUCTION SALE TERMS:

The Heckman Family Farm will be offered for sale as one parcel on sale day unless sufficient interest is shown in splitting the farm. 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 January 11th, 2023, 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:

Prime Watonwan County Farmland up for auction December 5th, 2022! This farm offers both excellent bare land and an existing building site (non habitable) to purchase. The bare land carries a CPI rating of 88.6 and has good county drainage for it's outlet. This farm is located 10 miles southeast of St. James or 9 miles northwest of Truman. For anyone who would like to view the building site prior to the auction, please make an appointment with sales staff. The 2022 fall tillage has already been completed and ready for the spring of 2023! 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: Heckman Family Farm

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629
OR KEVIN KAHLER 507-920-8060

www.auctioneeralley.com

AUCTIONEERS AND SALES STAFF

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Sunde Olson
KIRCHER & ZENDER
ATTORNEYS AT LAW

Zachary Strom, Legal Counsel & Closing Attorney