

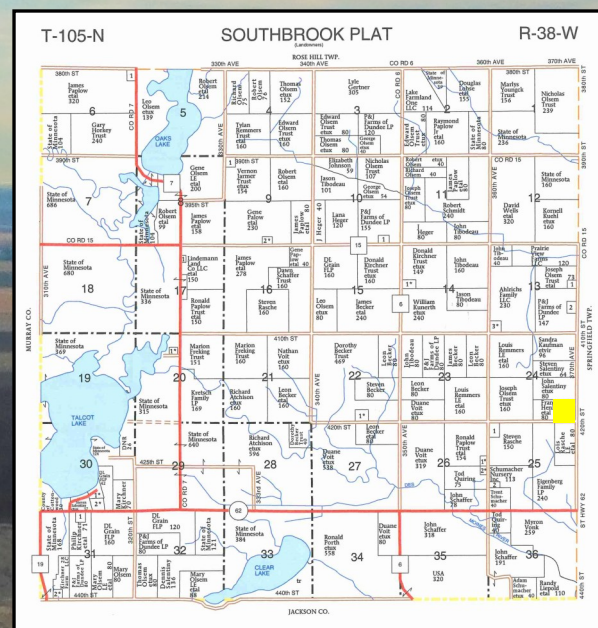
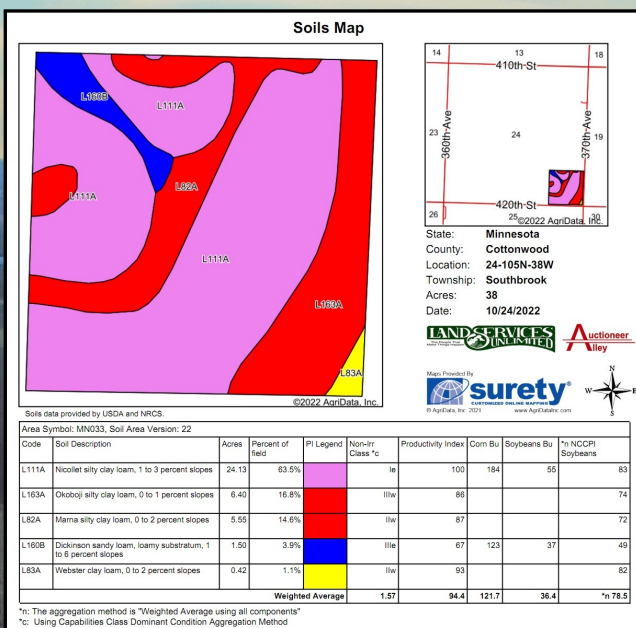
40 Acres +/- Bare Farmland in Southbrook Twp, Cottonwood Co., MN

FARMLAND AUCTION

Wednesday, December 7, 2022 @ 1:30 PM

SALE LOCATION: Auction will be held at Heron Lake Community Center 312 10th Street, Heron Lake, MN

*Inclement Weather/Blizzard Backup Date 12-8-22 @ same time. Watch website for updates!



PROPERTY LOCATION: From Windom, MN: Go 10 1/2 miles west on Hwy 62 to 370th Avenue, then go 1 mile north or from Heron Lake, MN: Go 5 miles north on 375th Ave (turns into 380th Ave), then 1 mile west on 420th Street.

PROPERTY LEGAL DESCRIPTION: 40 +/- Deeded Acres: SE 1/4 of the SE 1/4 in Section 24, Township 105 North, Range 38 West, Cottonwood County, Minnesota.

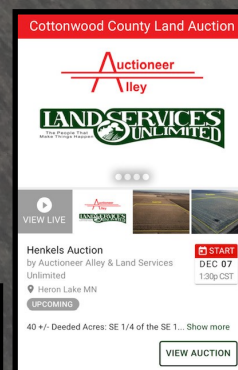
AUCTION SALE TERMS:

The Henkels farm will be offered for sale as one parcel on sale day. Please review farm booklet on our website 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 11, 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 open to be farmed in 2023 by the new buyer. 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:

Excellent Cottonwood County Farmland Auction December 7, 2022! Auctioneer Alley and Land Services Unlimited is excited to be offering the Henkels Family farm for sale with it's high quality soils carrying a CPI rating of 94.4! Along with this outstanding 40 acre parcel comes the opportunity for the new buyer to rent the adjoining 40 acres to the west for the 2023 crop year! This property would make an outstanding addition to an existing farm operation or a potential land investor. Please come ready to purchase as the Henkel Family has chosen public auction to give all potential buyers an equal opportunity to participate on sale day. 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: HENKELS FAMILY

ADDITIONAL PROPERTY INFORMATION:

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

www.auctioneeralley.com

AUCTIONEERS AND SALES STAFF

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