

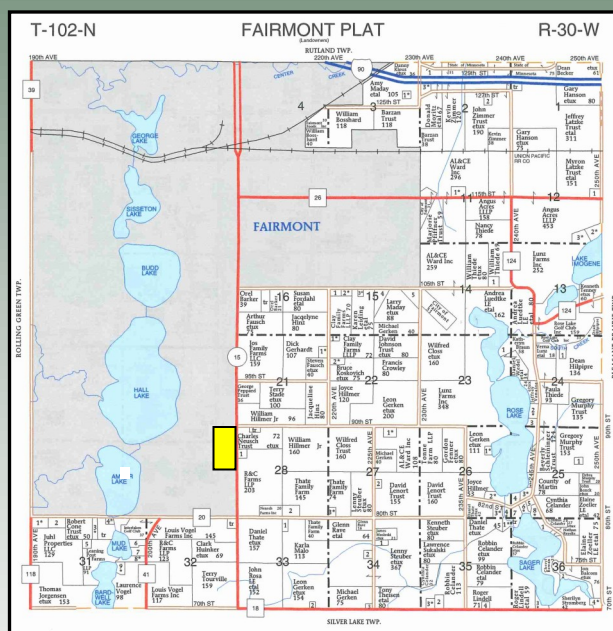
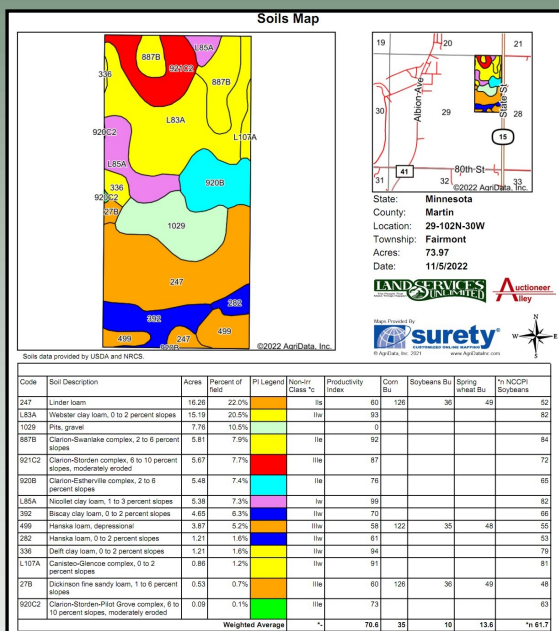
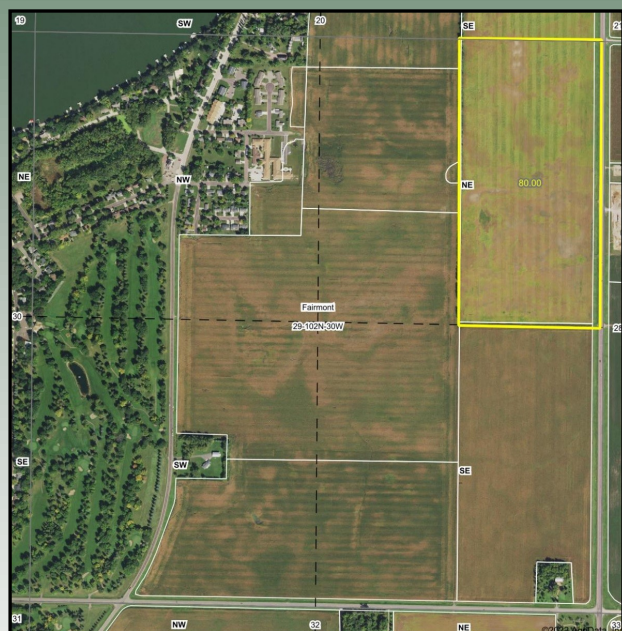
80 Acres +/- Bare Farmland in Fairmont Twp, Martin Co., MN

FARMLAND AUCTION

Wednesday, November 30, 2022 @ 10:00 AM

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

**Inclement Weather/Blizzard Backup Date 12-1-22 @ same time. Watch website for updates!*



PROPERTY LOCATION: The subject property is located on the south edge of Fairmont, MN on State Highway 15

PROPERTY LEGAL DESCRIPTION: 80 +/- Deeded Acres: E 1/2 of the NE 1/4 in Section 29, Township 102 North, Range 30 West, Martin County, Minnesota.

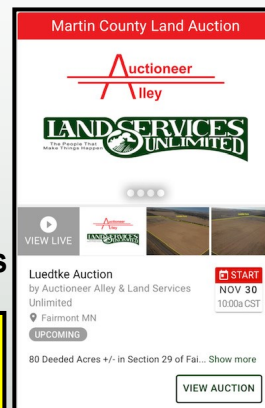
AUCTION SALE TERMS:

The Luedtke 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 December 30, 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 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:

Auctioneer Alley and Land Services Unlimited are honored to be working for the Luedtke Family! This farm is located just south of Fairmont, MN and has excellent access to grain markets with corn and soybean processors within just a few miles. This farm carries a 70.6 CPI with county drainage going west to Hall Lake. Please come ready to purchase as the Luedtke Family has chosen public auction to give all potential land buyers an equal opportunity to purchase 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: Andrea Luedtke Estate

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

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER



105 S State Street, Fairmont, MN 56031-507-238-4318

JAMES WILSON, LEGAL COUNSEL & CLOSING ATTORNEY