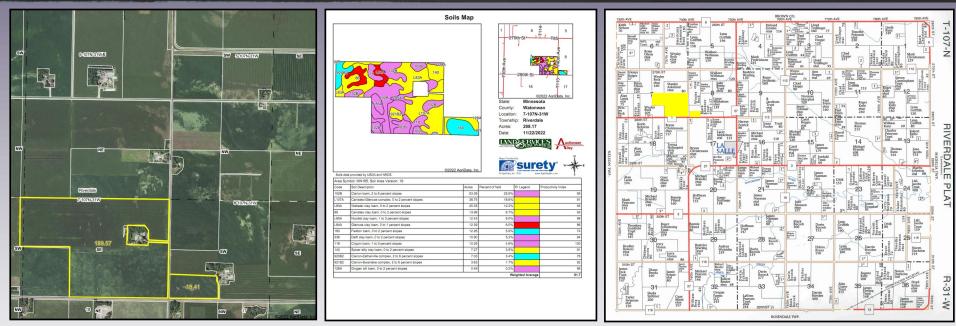
207.98 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN Thursday, December 8, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN *Inclement Weather/Blizzard Backup Date 12-9-22 @ same time. Watch website for updates!



PROPERTY LOCATION: From La Salle, MN: Go 1/2 mile North on Co Hwy 27, then 1 mile West on Co Hwy 1

PROPERTY LEGAL DESCRIPTION: SE 1/4 & GOVT LOT 9 Less ROW & Less 7.40 Acre Building site in Section 7 & 18.41 Acres in the S 1/2 of the SW 1/4 of the SW 1/4 Less ROW & Less .27 Acres in Section 8 TWP 107N Range 31W, Watonwan County, MN

AUCTION SALE TERMS:

The Lokre Family Farm will be offered for sale in multiple parcels and in combination on our multi parcel board bidding system. Please review farm brochure 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 18th, 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. The property is open to be farmed by the new buyer in 2023. 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+ & Zach Strom represent the sellers in this transaction.

AUCTIONEERS NOTE:

What an excellent opportunity to purchase some high quality farmland just outside of La Salle! Please come ready to purchase this top Watonwan County land being offered for sale on public auction on December 8th! Auctioneer Alley and Land Services Unlimited is honored to be working for the Lokre Family. This good bare farmland carries and excellent crop productivity rating along with being part of the County Ditch 62 allowing the farm to have a good drainage outlet. Located on hard surface County HWY 1, this farm is provided with great access to and from any location. The 2022 fall tillage has already been completed and the property is ready to be farmed by the new buyer in 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.

Lokre Auct VIEW AU

ONLINE BIDDING AVAILABLE **THRU OUR MOBILE APP!**

Owners: Palmer & Bonnie Lokre 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 KEVIN KAHLER 507-920-8060** LEAH HARTUNG 507-236-8786 **ALLEN, RYAN & CHRIS KAHLER** DOUG WEDEL, SCOTT CHRISTOPHER & DAR HALL





Zachary Strom, Legal Counsel & Closing Attorney