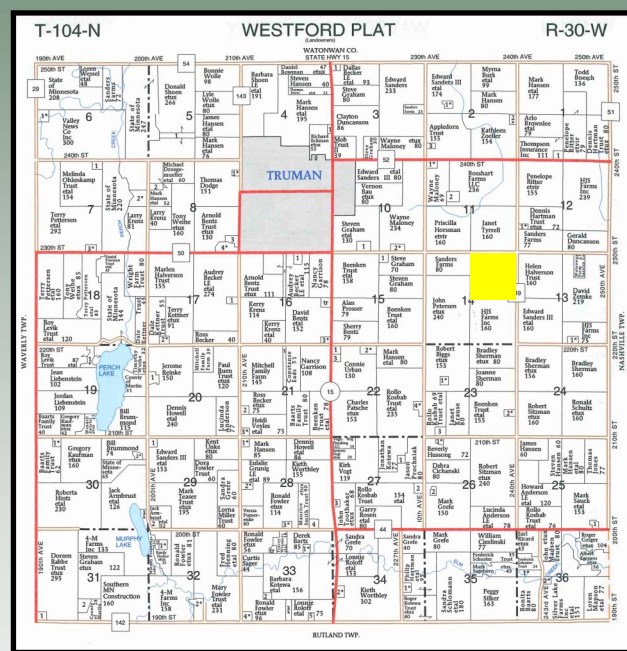
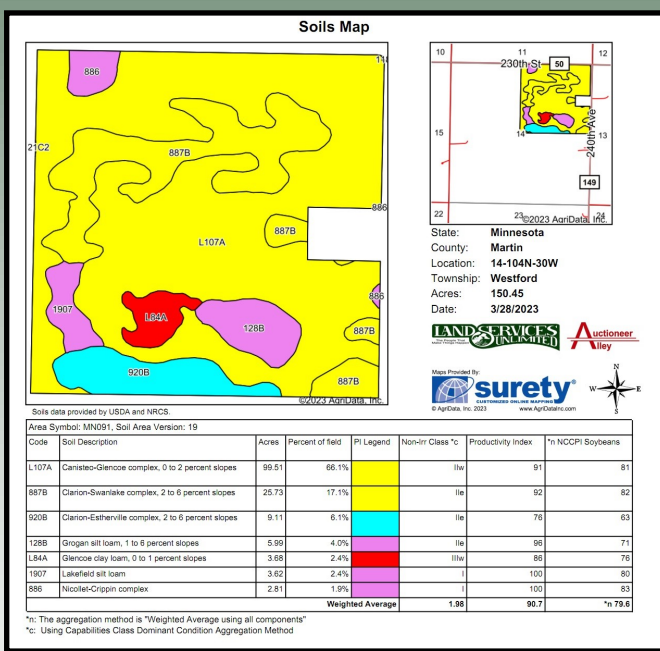


160 Acres +/- of Farmland & Building Site in Westford Twp, Martin Co., MN

FARMLAND AUCTION

Tuesday, May 23, 2023 @ 10:00 AM

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

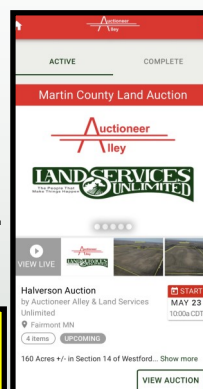


PROPERTY LOCATION: From Truman, MN: From State Hwy 15 go approximately 1 1/2 miles east on 230th Street

PROPERTY LEGAL DESCRIPTION: 160 Deeded Acres: NE 1/4 in Section 14, Township 104 North, Range 30 West, Martin County, Minnesota

AUCTION SALE TERMS: The Halverson Farm will be offered for sale in multiple parcels and in combination on our multi parcel board bidding system. 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 on the bare farmland and 10% down payment on the building site. The unpaid balance shall be due and payable in full on or before June 30th, 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 2023 crop lease. Seller will keep 1st half rent and pay 1st half real estate taxes. Buyer will receive 2nd half rent and pay 2nd half real estate taxes with all real estate taxes thereafter to be paid by the buyers. 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 excited to be asked to work for the Halverson family with the sale of their high quality farmland and nice building site in Martin County! This high producing farm is as good as they come and would make a great addition to your investment portfolio whether you are a farmer or an investor. This farm carries an excellent CPI of 90.7 and is part of Judicial Ditch 75. This land is located only 1 1/2 miles east of Truman, MN. For anyone who would like to view the building site prior to the auction, please make an appointment with sales staff. 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!

Owners: Herky & Arlys Halverson 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
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 DOUG WEDEL & SCOTT CHRISTOPHER



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



Derrick Greiner, Closing Attorney for Sellers