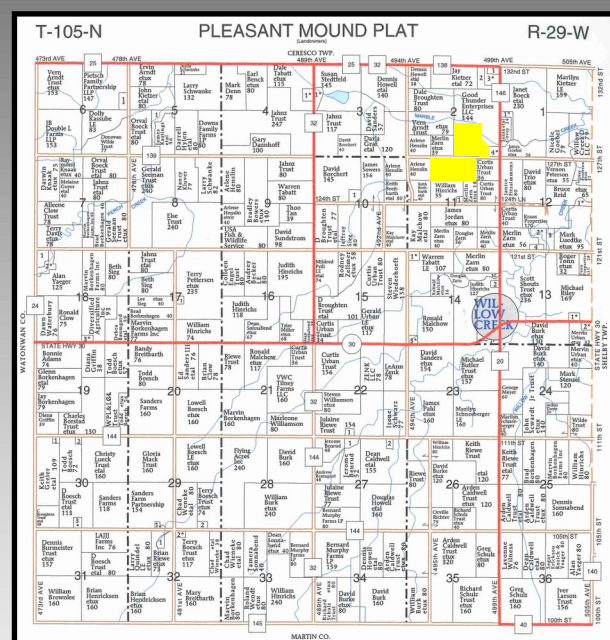


160.63 Acres +/- of Bare Farmland in Pleasant Mound Twp, Blue Earth Co., MN

# FARMLAND AUCTION

Thursday, May 25, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Snowbird Event Center 224 East Main St, Amboy, MN



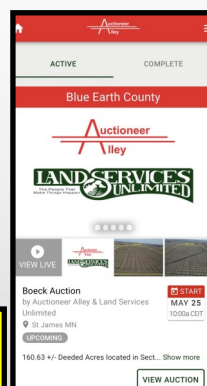
PROPERTY LOCATIONS: From Amboy, MN on US-169 go west on State Hwy 30 for 5 miles, then north on 499th Ave for 1 3/4 miles, then west on 127th Street for 1/4 mile.

PROPERTY LEGAL DESCRIPTIONS: Parcel #1-NE 1/4 of NW 1/4 & NW 1/4 of NE 1/4 in Section 11, Township 105N, Range 29W, Blue Earth County, MN; Parcel #2-80.63 Deeded Acres in Section 2, Township 105N, Range 29W, Blue Earth County, MN

AUCTION SALE TERMS: The Boeck Farmland will be offered for sale as two parcels 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. 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: Come ready to purchase some good Blue Earth County, MN farmland! These two farms were just patterned tiled in the fall of 2022 giving them great drainage with a good outlet to Marble Creek just to the north of the farms. Janet has decided to sell her farmland and we are honored to be representing her through this transaction! These two farms carry CPI ratings of 85 and would make a great addition to your investment portfolio whether you are a farmer or an investor. This land is located 6 miles north east of Amboy, MN. 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: Janet Boeck

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT [WWW.LANDSERVICESUNLIMITED.COM](http://WWW.LANDSERVICESUNLIMITED.COM) OR CALL DUSTYN HARTUNG 507-236-7629

## [www.auctioneeralley.com](http://www.auctioneeralley.com)

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