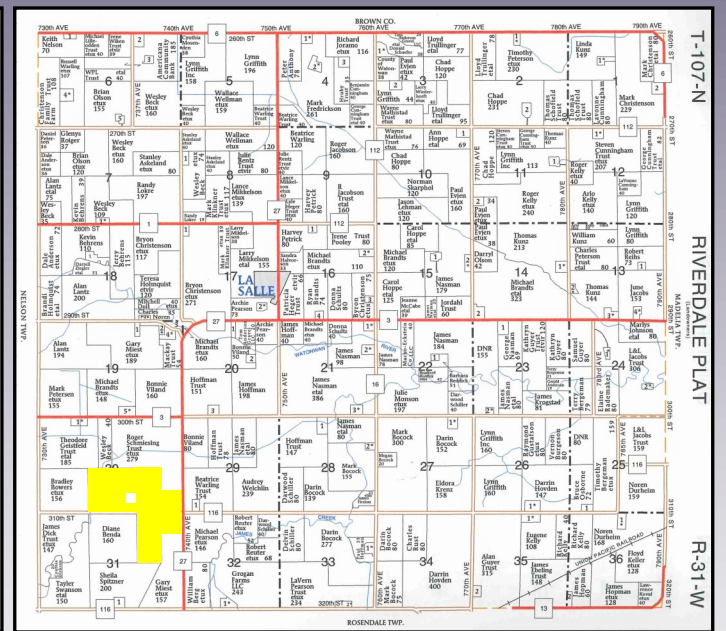
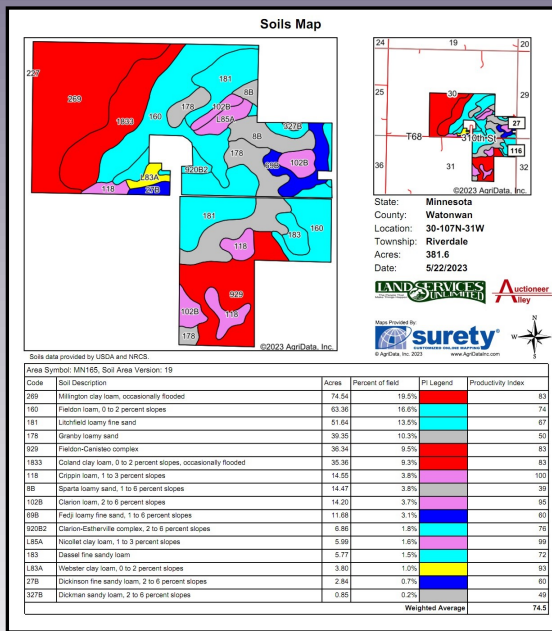
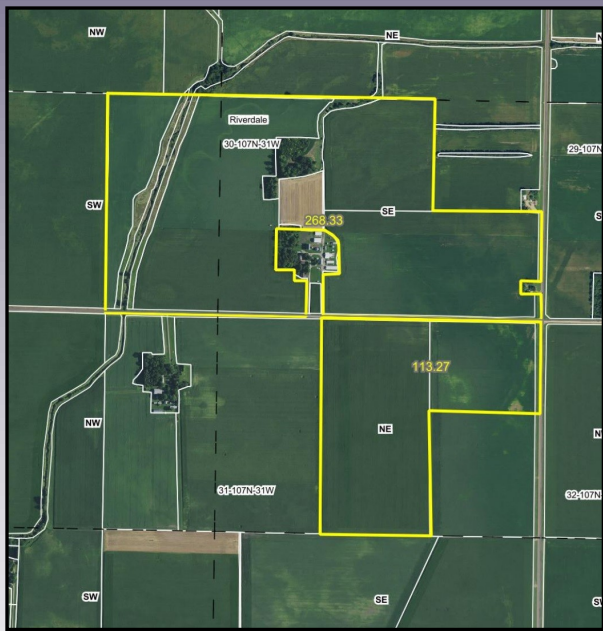


381.60 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN

FARMLAND AUCTION

Friday, June 23, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN



PROPERTY LOCATIONS: From St. James MN: Head East on Co Hwy 27/Hammond Hwy for approximately 3/4 miles, then head North for 3 3/4 miles

PROPERTY LEGAL DESCRIPTIONS: 80 deeded acres in GOVT LOTS 10 & 15 in Section 30 of Riverdale Township, Watonwan County, MN T107N, R31W; 110.81 deeded acres in NW 1/4 of SE 1/4; GOVT LOTS 9 & 16 less 9.19 acres in GOVT LOT 16 in Section 30 of Riverdale Township, Watonwan County, MN T107N, R31W; 77.52 deeded acres in S 1/2 of SE 1/4 of Section 30 of Riverdale Township, Watonwan County, MN T107N, R31W; 80 deeded acres in W 1/2 of NE 1/4 of Section 31 of Riverdale Township, Watonwan County, MN T107N, R31W; 33.27 AC PT of E 1/2 of NE 1/4 in Section 31 of Riverdale Township, Watonwan County, MN T107N, R31W.

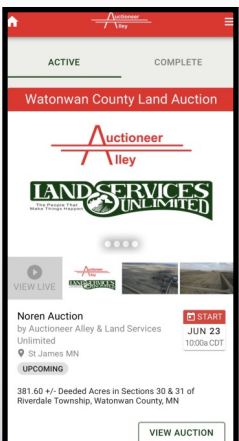
AUCTION SALE TERMS:

The Noren Family Farm will be offered for sale in multiple parcels and on our multi parcel board bidding system. 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 August 2, 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:

Almost 400 acres of farmland for sale with all of it being within 1 mile! Auctioneer Alley and Land Services Unlimited are excited to be working for the Noren Family as this is a great opportunity to purchase some Watonwan County land. Please come ready to purchase on June 23, 2023. Located just to the west of hard surface County HWY 27, this farm is provided with great access to and from any location. This land has both county and private tile running through it, giving it adequate to good drainage outlets. 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: Harold & Jerry Noren 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

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



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



Taliesen Burrows, Legal Counsel & Closing Attorney