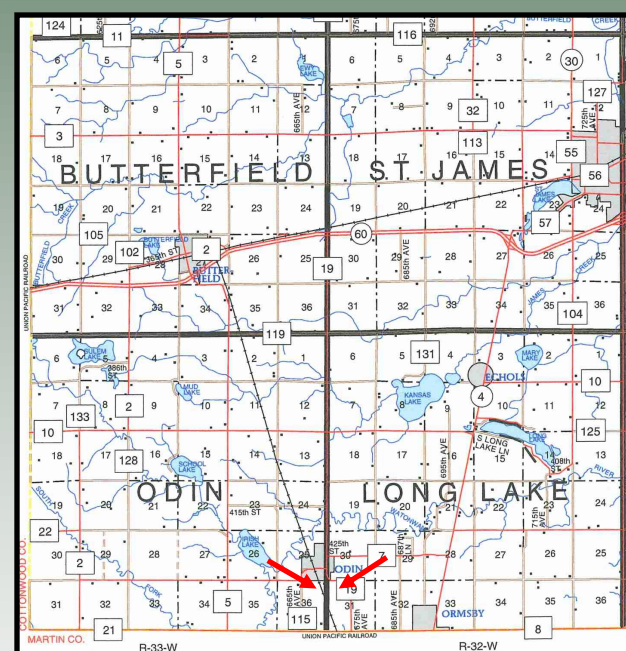
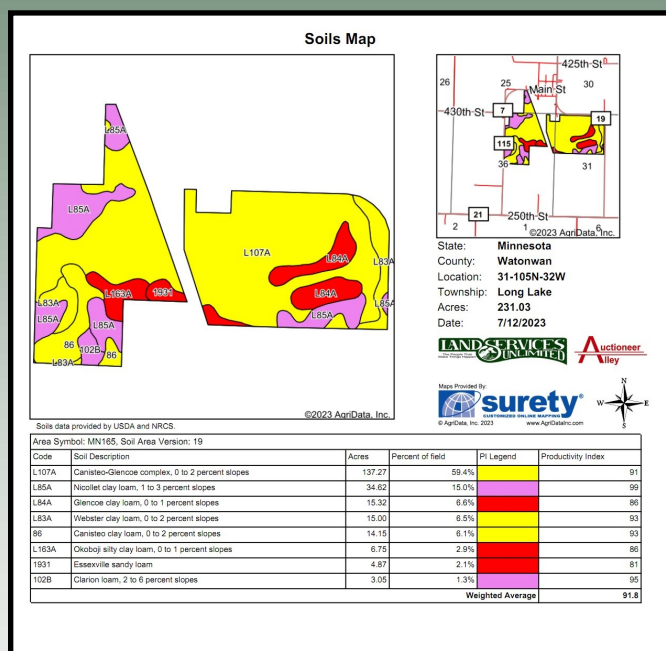
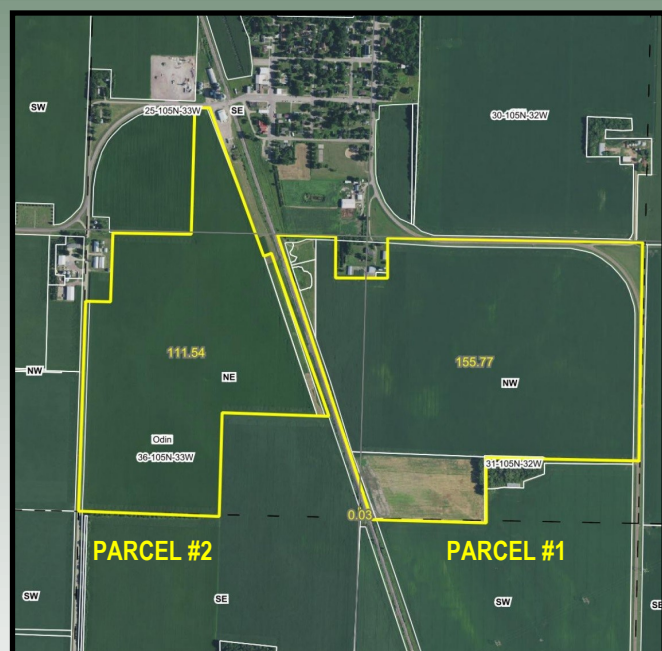


267.34 Acres +/- of Bare Farmland in Odin & Long Lake Twps, Watonwan Co., MN

# FARMLAND AUCTION

Thursday, August 10, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN



PROPERTIES LOCATION: Located on the south edge of Odin, MN.

PROPERTY LEGAL DESCRIPTIONS: Parcel #1-155.80 Acres: 136.8 Acres in the NW 1/4 Less S 19.20 Acres & Less 2.01 Acre Building Site in Section 31 of Long Lake Township, Watonwan County, MN T105N, R32W & 24 Acres & E 1/2 of NE 1/4 E of RR Less 5 AC in NE 1/4 & Less 2.99 Acre Building Site in Section 36 of Odin Township, Watonwan County, MN T105N, R33W; Parcel #2-111.54 Acres: 10 Acres in the E 100' of SE 1/4 W of RR S of Main in Section 25 of Odin Township, Watonwan County, MN T105N, R33W & 101.54 Acres in the NE 1/4 W of RR Less S 965' of E 1/2 & 3.47 AC in Section 36 of Odin Township, Watonwan County, MN T105N, R33W.

### AUCTION SALE TERMS:

The Hanson farms 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. The unpaid balance shall be due and payable in full on or before September 29, 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% buyer's 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. Sellers will keep all of the 2023 farm rent and pay all of the 2023 real estate taxes. 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 seller's approval. Auctioneer Alley, Land Services Unlimited+ & Sales Staff represent the sellers in this transaction.

## Owners: Kenneth & Dolores Hanson Trust

### AUCTIONEERS NOTE:

Auctioneer Alley and Land Services Unlimited are excited to be asked to work for the Hanson family with the sale of their high quality farmland in Watonwan County! These farms being offered for sale on public auction have excellent CPI's of 92.9 and 90.9! With the improved drainage of Judicial Ditch 9, both farms now have great outlets. These high producing farms would make a great addition to your investment portfolio whether you are a farmer or an investor. This land is located just south of Odin, MN or 10.5 miles southwest of St James, 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.

### 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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