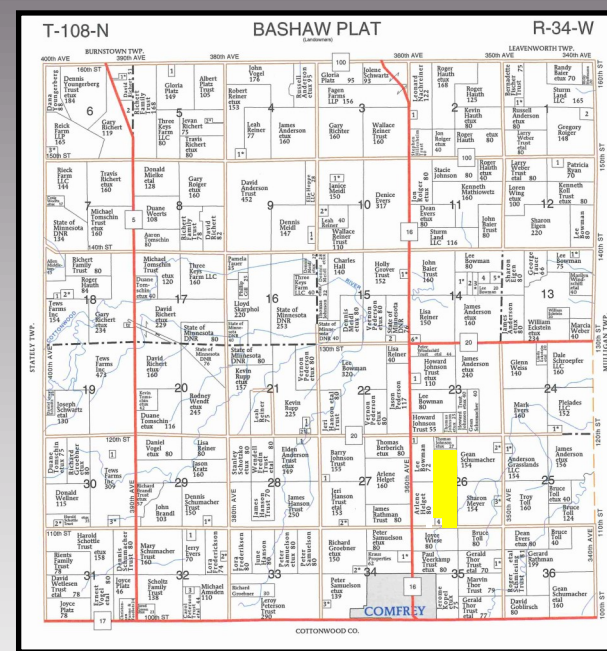
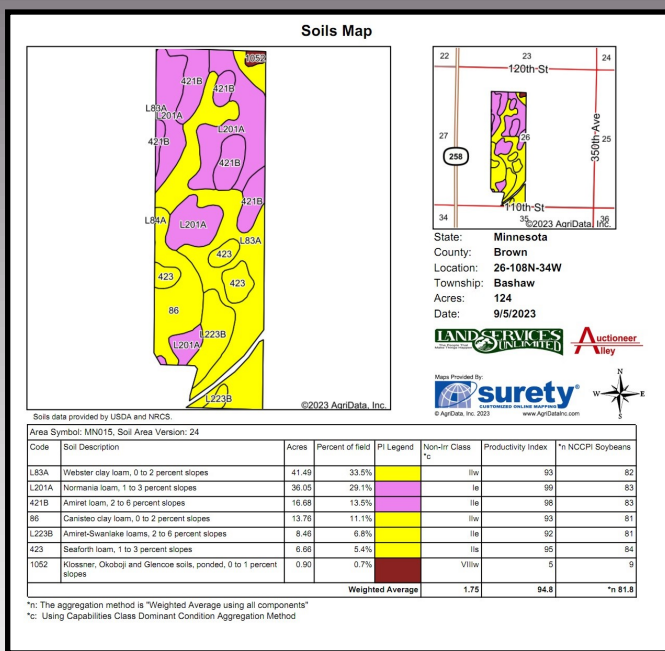


128.01 Acres +/- of Bare Farmland in Bashaw Twp., Brown Co., MN

FARMLAND AUCTION

Thursday, November 9, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Comfrey Community Center 120 Brown Street E, Comfrey, MN



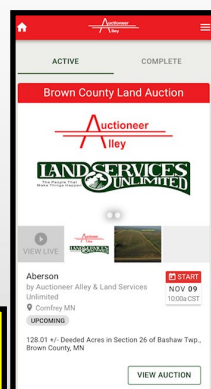
PROPERTY LOCATION: From Comfrey, MN: From MN-258 go north 3/4 miles, then east on 110th Street for 1/2 mile.

PROPERTY LEGAL DESCRIPTION: 128.01 Deeded Acres: The South 53.33 acres of the E 1/2 NW 1/4 and the E 1/2 SW 1/4, EXCEPT the West 420' of the South 552' all in Section 26, Township 108 North, Range 34 West, Brown County, Minnesota.

AUCTION SALE TERMS: The Aberson Farm will be offered for sale as one parcel on sale day. 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 December 21, 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 open to be farmed in 2024 by the new buyer. The property is being sold subject to a 2023 crop lease. Sellers will keep all 2023 farm rent and pay all 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 sellers approval. Auctioneer Alley, Land Services Unlimited+ & Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE: An excellent opportunity to buy a top tier farm in Brown County! This high quality farm carries a CPI rating of 94.8 which is as good as they come! This is a nice laying farm with good drainage located just northeast of Comfrey, MN and just a 1/2 mile off of MN-258 giving it great access. 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: Henry & Viola Aberson Revocable Trusts

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629

www.auctioneeralley.com

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B BLETHEN|BERENS

Jeremy Berg, Closing Attorney for Sellers