

55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

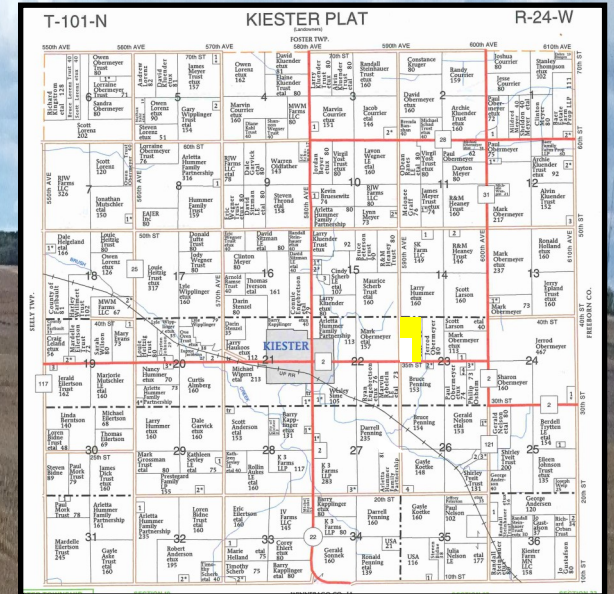
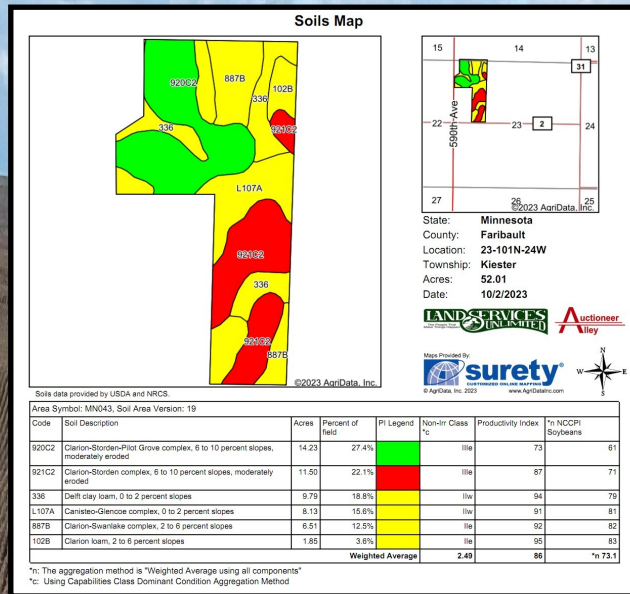
FARMLAND AUCTION

Tuesday, November 14, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN

PROPERTY LOCATION: From Kiester, MN go 1 mile East on County Road 2

PROPERTY LEGAL DESCRIPTION: 55 Deeded Acres located in the W 1/2 of the NW 1/4 of Section 23 in Kiester Township, Faribault County, MN T101N, R24W. *See survey for full legal and exceptions.



AUCTION SALE TERMS:

The Rebelein farm will be offered for sale as one parcel. Please review farm booklet for specific details. All bidders must register for a bidding number prior to bidding. 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 January 9, 2024 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. Seller will keep all 2023 farm rent and pay all 2023 real estate taxes. Buyer will be responsible for 2024 real estate taxes and thereafter. 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:

What a great opportunity to purchase some good tillable farm ground from the Rebelein Family. A nice gently rolling 55 acre tract of land on a hard surface road just 1 mile East of Kiester, MN. This farm would make a nice addition to your investment portfolio whether you are a farmer or an investor! 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. Auctioneers & sales staff are representing the sellers. This auction is open to the public and we look forward to seeing you there on sale day! Respectfully, Dustyn Hartung and Sales Staff.

Owner: Rebelein Irrevocable Trust

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

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER



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



FRUNDT, LUNDQUIST & GUSTAFSON, LTD.-

RYAN GUSTAFSON, LEGAL COUNSEL & CLOSING ATTORNEY