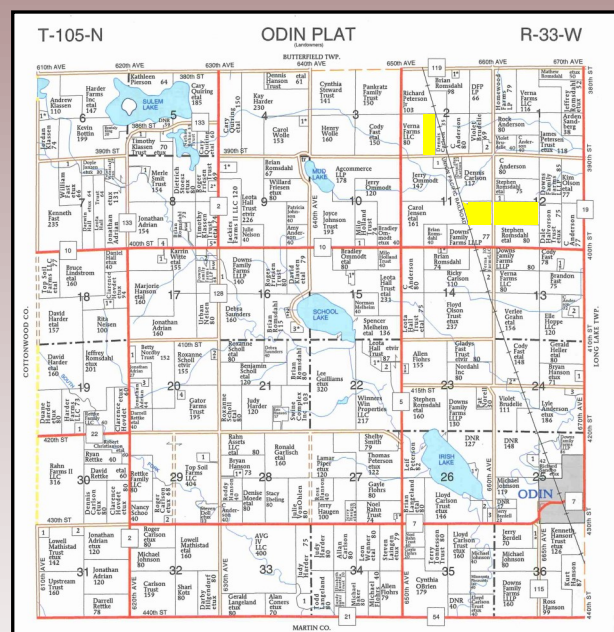
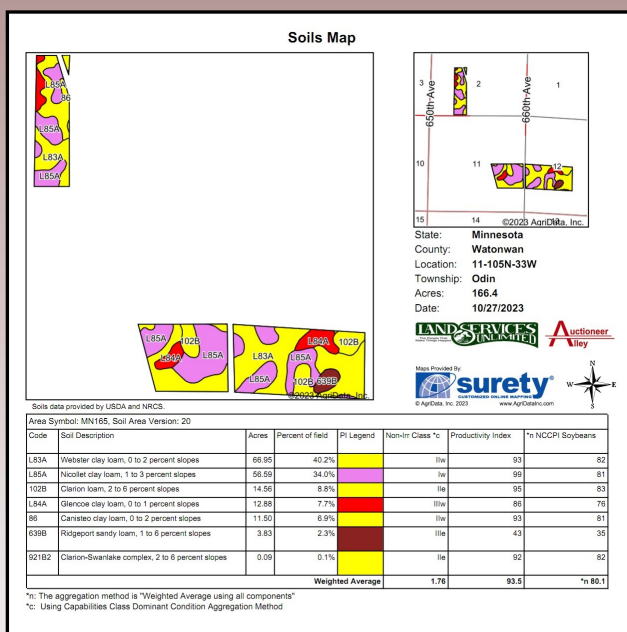


168.40 Acres +/- Bare Farmland in Odin Twp, Watonwan Co., MN

FARMLAND AUCTION

Wednesday, November 29, 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 Odin MN: Head north on County Hwy 19 for 2.5 miles, then west on County Road 10 for 1 mile, then north on 660th Ave for 1/4 mile.

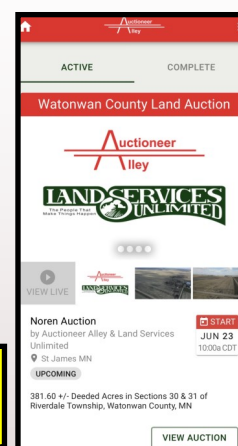
PROPERTY LEGAL DESCRIPTIONS: Parcel #1- N 1/2 of SW 1/4 in Section 12 of Odin Township, Watonwan County, MN T105N, R33W; Parcel #2- N 1/2 of SE 1/4 E of RR in Section 11 of Odin Township, Watonwan County, MN T105N, R33W; Parcel #3-38.40 AC PT of W 1/2 of E 1/2 of SW 1/4 in Section 2 of Odin Township, Watonwan County, MN T105N, R33W.

AUCTION SALE TERMS: The Tonneson Farms will be offered for sale in multiple parcels and 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 December 27, 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 chance to purchase 168 acres of top quality, high CPI bare farmland on public auction! Three different sized parcels allowing many options for potential buyers and investors! Auctioneer Alley and Land Services Unlimited are honored to be working for the Tonneson Family. Please come ready to purchase on November 29, 2023. Located just north of Odin MN, these farms have good access being located just off county highways. 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: Thomas Tonneson Estate

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



Steven Fink, Legal Counsel & Closing Attorney