

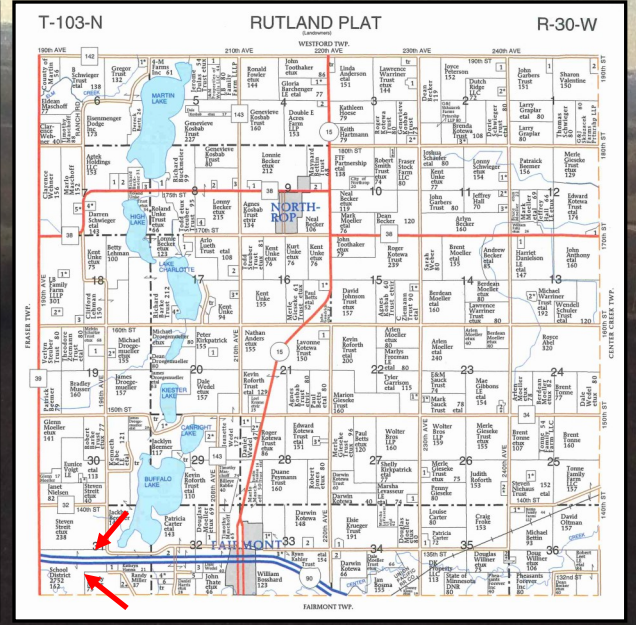
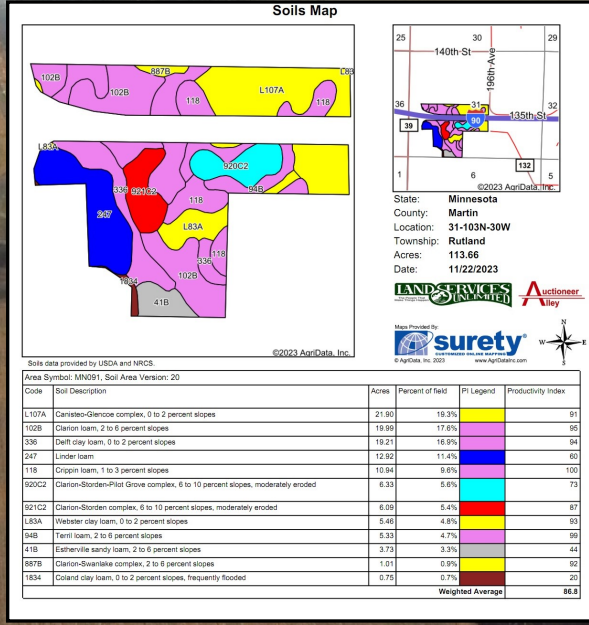
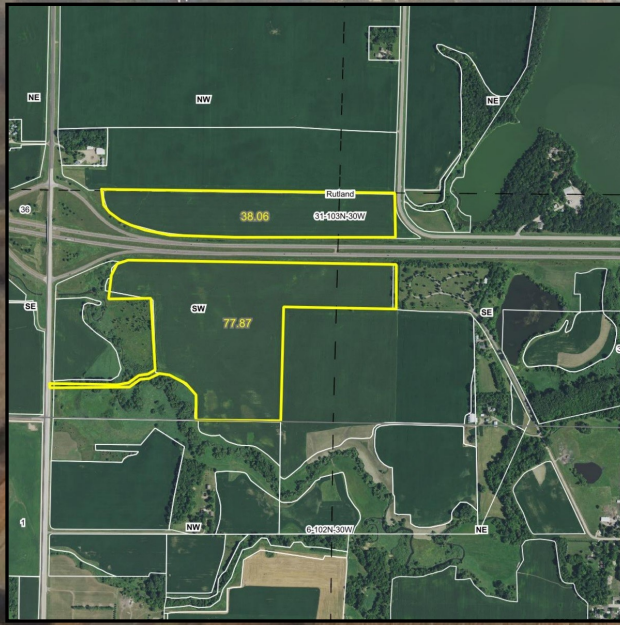
115.93 Acres +/- Bare Farmland in Rutland Twp., Martin Co., MN

# FARMLAND AUCTION

Thursday, December 21, 2023 @ 10:00 AM

**SALE LOCATION:** Auction will be held at the Budd Room, Fairmont Elementary School 714 Victoria Street

**\*All potential buyers will enter the school on the North Side of the building at Door #1, which is the main entrance.**



**PROPERTY LOCATIONS:** From Fairmont MN I-90 Exit 99: Parcel 1-Head north on County Hwy 39 for 1/2 mile, then east on County Hwy 32 for 3/4 mile, then south on County Hwy 32 for 1/2 mile. From Fairmont MN I-90 Exit 99: Parcel 2- Head south on County Hwy 39 for 1/2 mile.

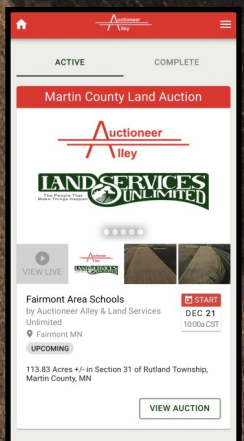
**PROPERTY LEGAL DESCRIPTIONS:** Part of Government Lots 11, 12, 13, 14 and 15 in Section 31 of Rutland Township, Martin County, MN T103N, R30W. \*Acres and legals to be updated from survey prior to the auction.

**AUCTION SALE TERMS:** The Fairmont Area School Hunt Farm 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 February 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 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:

A great opportunity to purchase good quality, high CPI bare farmland on public auction! Located just on the west edge of Fairmont, MN and within just a few miles of corn ethanol plants and a soybean processor, it doesn't get much better than this for location! Both parcels of bare land have almost all tillable acres. Auctioneer Alley and Land Services Unlimited are excited to be helping the Fairmont Area Schools with the sale of their 'Hunt Farm!' 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: Fairmont Area Schools

### AUCTIONEERS AND SALES STAFF

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Zachary J. Cronen, Legal Counsel

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)