

143.1 Acres +/- of Bare Farmland in Mansfield Twp, Freeborn Co., MN

FARMLAND AUCTION

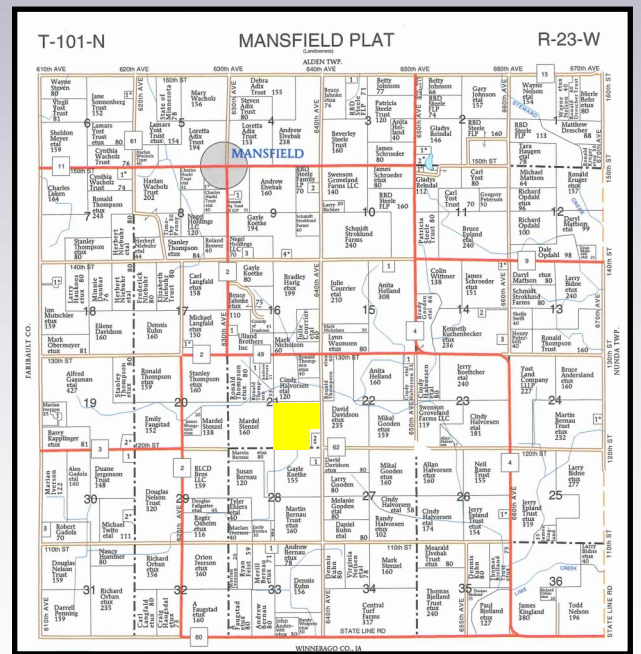
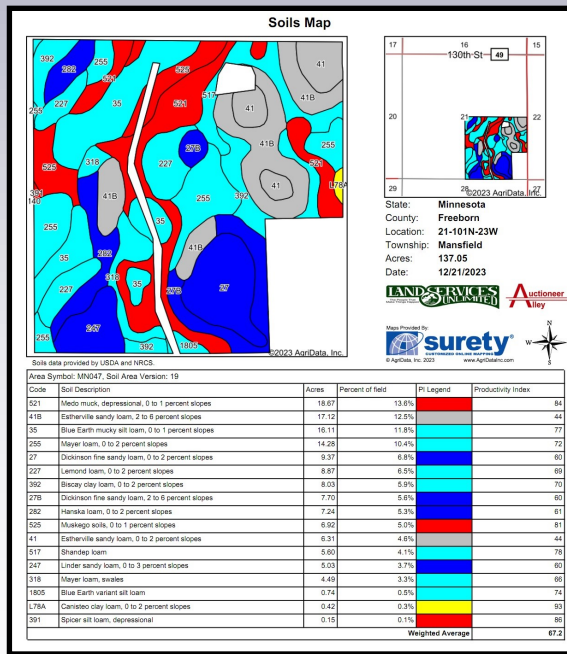
Thursday, January 18, 2024 @ 10:00 AM

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

**In case of very inclement weather, a backup date will be 1-19-2024. Check websites for updates!*

PROPERTY LOCATION: From Kiester, MN go 5 miles East on County Road 2, then North on 625th Ave for 1 mile, East on 130th St for 1.5 miles, then South on 640th Ave for 1 mile.

PROPERTY LEGAL DESCRIPTION: 143.1 Deeded Acres located in the SE 1/4 EX 16.90 Acre Building Site of Section 21 in Mansfield Township, Freeborn County, MN T101N, R23W.



AUCTION SALE TERMS:

The Halvorsen 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. 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 29, 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. 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 prior to 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:

We are pleased to be asked by the Halvorsen family to help them with the sale of their bare farmland in Freeborn County! Buyers come ready to purchase as the family has chosen the auction method to sell this property. Located just SE of Kiester, MN and only 2 miles north of the MN-IA line, 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: Paul A. Halvorsen 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

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