

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

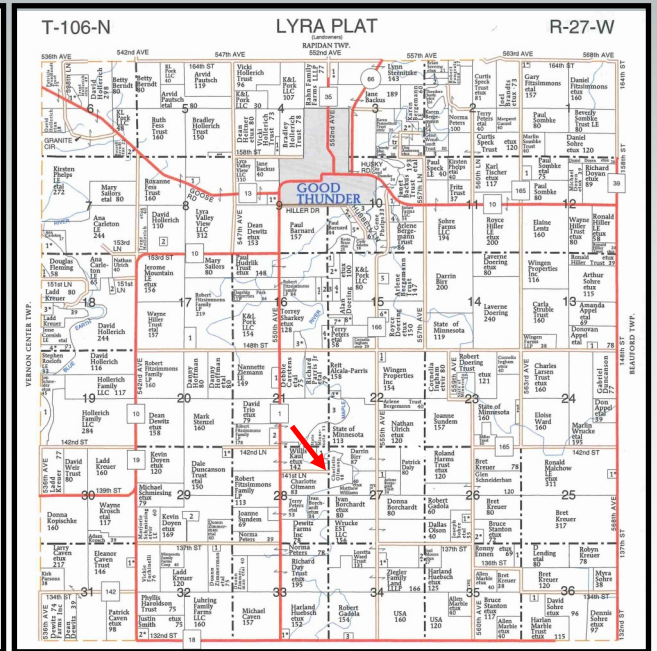
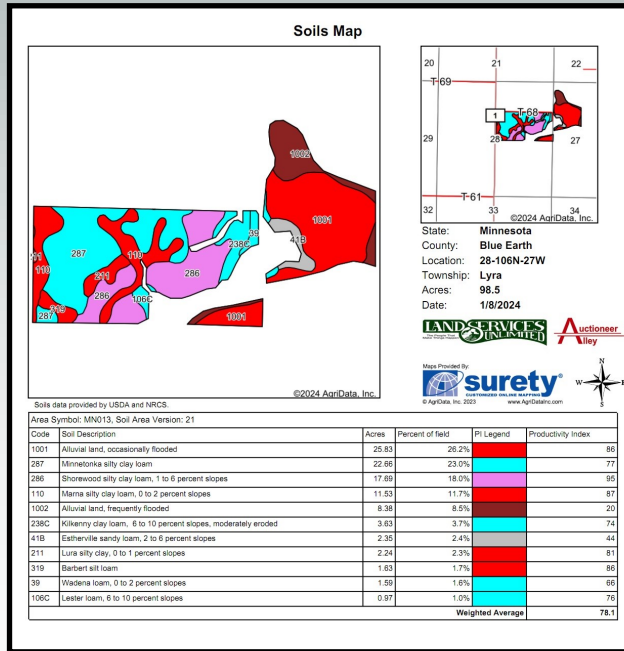
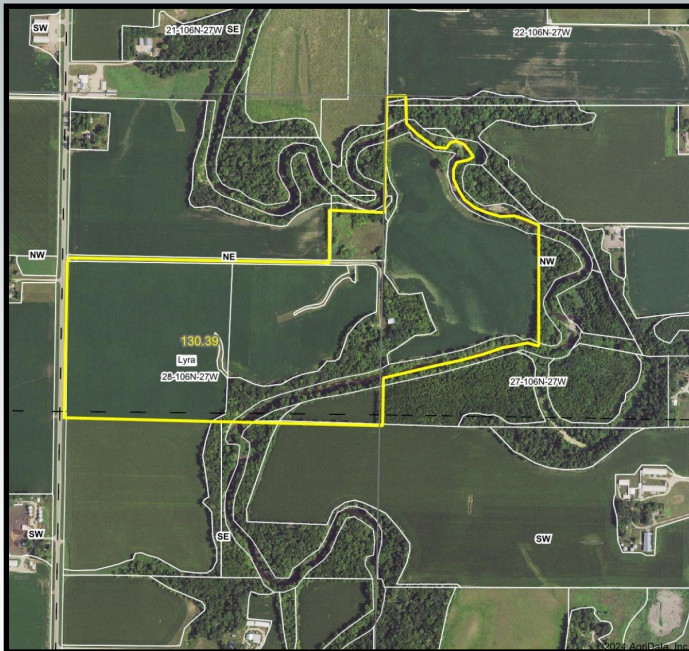
Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

**In case of very inclement weather, a backup date will be 1-31-2024. Check website for updates!*

PROPERTY LOCATION: From Good Thunder, MN: Go 3 miles South on 550th Ave to 141st Lane. Site Address: 55199 141st LN, Good Thunder, MN.

PROPERTY LEGAL DESCRIPTION: 78.61 Deeded Acres located in the S 1/2 of the NE 1/4 and the S 30 rods of the E 25 rods of the NE 1/4 of the NE 1/4 all in Section 28, Twp 106 N, R27W; 51.78 Deeded Acres located in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 all in Section 27, Twp 106 N, R27W. *See survey and full legal description in informational booklet



AUCTION SALE TERMS:

The Oltmann 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 March 15, 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. 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:

What a neat property on public auction that offers good tillable land along with great hunting along Maple River! The property also includes an older building site, which would make an excellent building spot for a new homestead. For anyone who would like to view the building site prior to the auction, please make an appointment with sales staff. Located only 15 miles south of Mankato, MN and within close proximity to many other small rural towns, the location of this property is hard to beat. This property would make a great 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: Charlotte Oltmann 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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