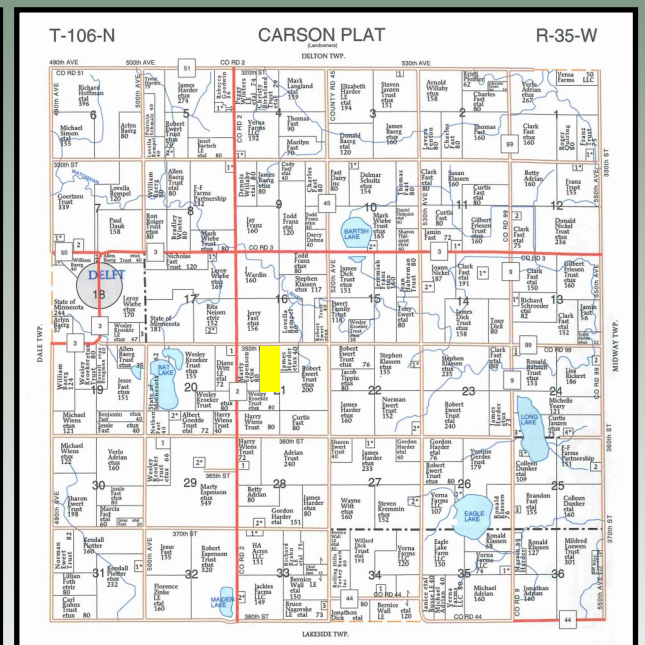
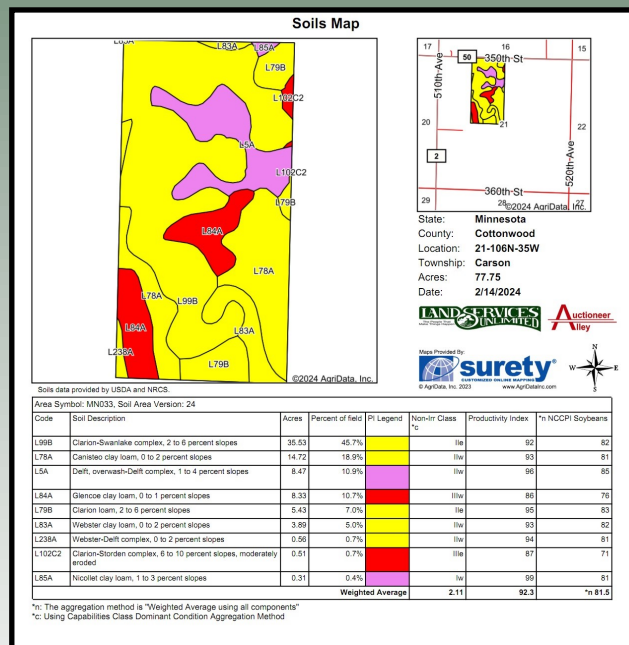


80 Acres +/- of Bare Farmland in Carson Twp., Cottonwood Co., MN

FARMLAND AUCTION

Tuesday, March 12, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Windom Community Center 1750 Cottonwood Lake Drive, Windom, MN



PROPERTY LOCATION: From Delft, MN: Go south on County Road 3 for 1/2 mile, then east for 2 miles on 350th Street.

PROPERTY LEGAL DESCRIPTION: E 1/2 of the NW 1/4 of Section 21, Township 106 North, Range 35 West, Cottonwood County, Minnesota

AUCTION SALE TERMS: The Fast Farm will be offered for sale as one parcel on sale day. Please review the 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 April 19, 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% buyer's 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 under lease for the 2024 crop season. Buyer will receive all of the 2024 rental income and pay all 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 seller's approval. Auctioneer Alley, Land Services Unlimited+ & Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE: Land buyer's won't want to miss this one, an excellent bare 80 on the open market in Cottonwood County! This farm carries a high CPI rating of 92.3 making it a great farm for farmers or investors to purchase. This farm is level to gently rolling in topography shedding water to both the south and east. This high producing farm is located just a 1/4 mile off of County Road 2, giving it great access. Please come ready to purchase as we are excited to be offering this land on public auction for the Fast Family. 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.

Owner: Fast Family Trust

ADDITIONAL PROPERTY INFORMATION: CALL DUSTYN HARTUNG 507-236-7629

www.auctioneeralley.com

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER



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

Sunde Olson
KIRCHER & ZENDER
ATTORNEYS AT LAW

Zachary Strom, Legal Counsel & Closing Attorney