



FAST FAMILY TRUST

LAND AUCTION

MARCH 12, 2024 @ 10 AM

**Windom Community Center
1750 Cottonwood Lake Dr**

80 ACRES +/-

SECTION 21 OF CARSON TWP

COTTONWOOD COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



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



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

FAST PROPERTY INFORMATION

SALE METHOD:	This farm will be offered for sale as one parcel on sale day. 80 Deeded Acres x the Bid *Selling by legal description	
LEGAL DESCRIPTION:	80 +/- Deeded Acres located in the E 1/2 of the NW 1/4 of Section 21, TWP 106 N, Range 35W, Cottonwood County, MN	
TAX PARCEL ID'S:	040210400 & 040210401	
BUILDINGS:	None	
REAL ESTATE TAXES:	2023 (HSTD) Ag Taxes = \$2,974.00	
FSA INFORMATION:	Total Deeded Acres = 80.00 +/- Acres FSA Tillable Acres = 77.75 +/- Acres Corn Base Acres = 40.60 +/- Acres Corn PLC Yield = 176.00 +/- Bushels Soybean Base Acres = 36.60 +/- Acres Soybean PLC Yield = 45.00 +/- Bushels Total Base Acres = 77.20 +/- Acres	
PREDOMINANT SOILS:	Clarion-Swanlake & Canisteo Clay Loam	
CPI:	Crop Productivity Index = 92.3 *Excellent *See Soils Map	
TOPOGRAPHY:	Level to Gently Rolling *See Topography Map	
DRAINAGE:	This farm is part of JD 19 *See Tile Maps	
NRCS CLASSIFICATION:	NHEL (Non-Highly Erodible Land)	
WETLAND STATUS:	Completed 6-13-1988 *See Wetland Determination	
LEASE STATUS:	The property is under lease for the 2024 crop season. The new buyer will receive all of the 2024 rental income.	

**If there are any questions prior to the sale please call and
thank you for looking!**

AUCTIONS – REAL ESTATE - APPRAISALS



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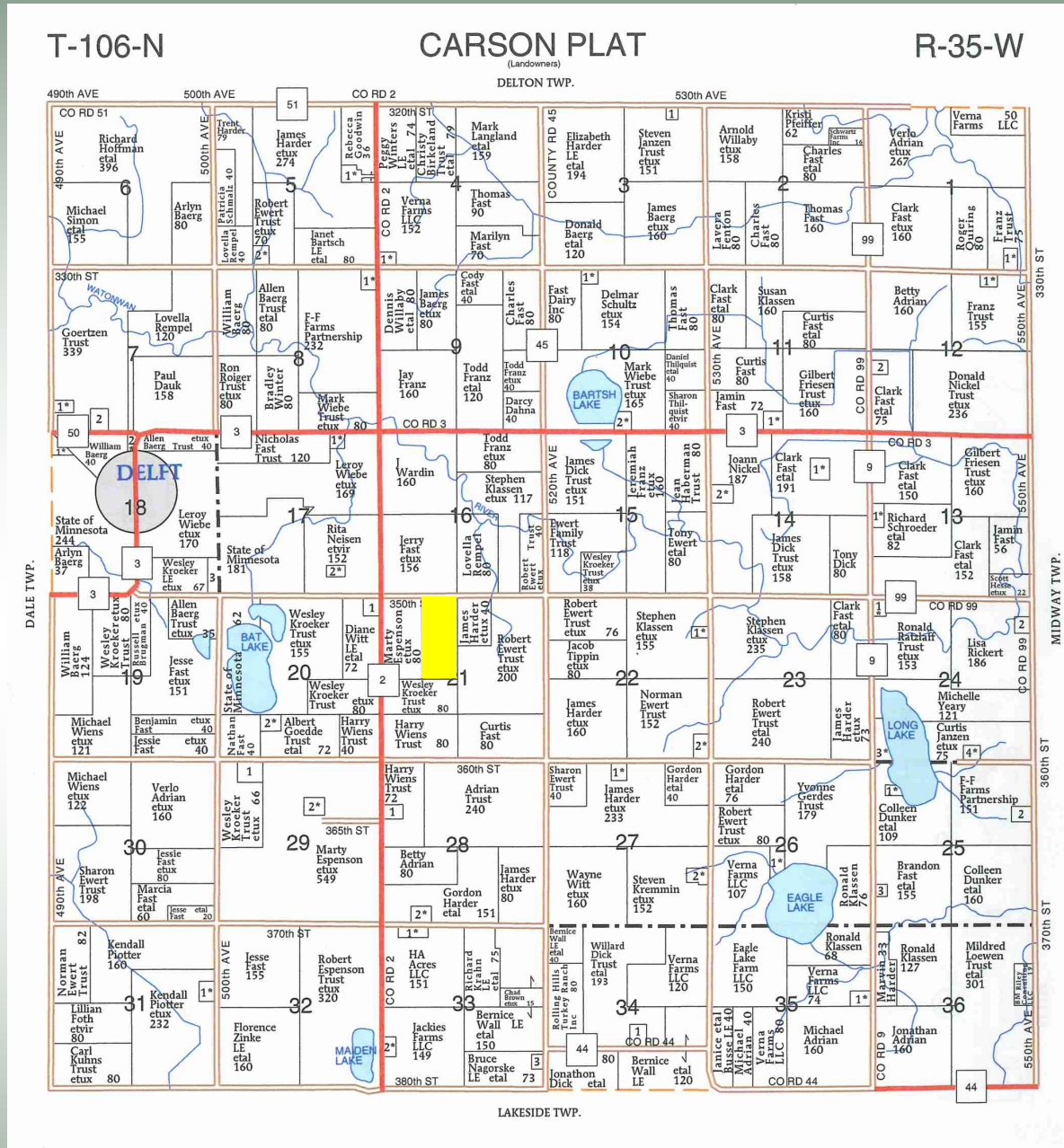
www.auctioneeralley.com

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LAND SERVICES
The People That Make Things Happen
UNLIMITED

Auctioneer
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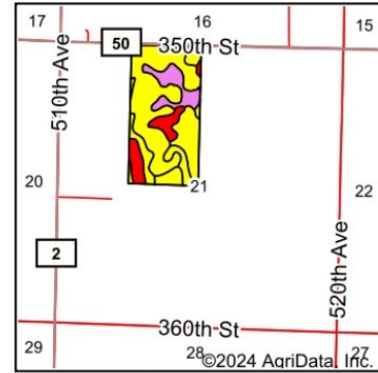
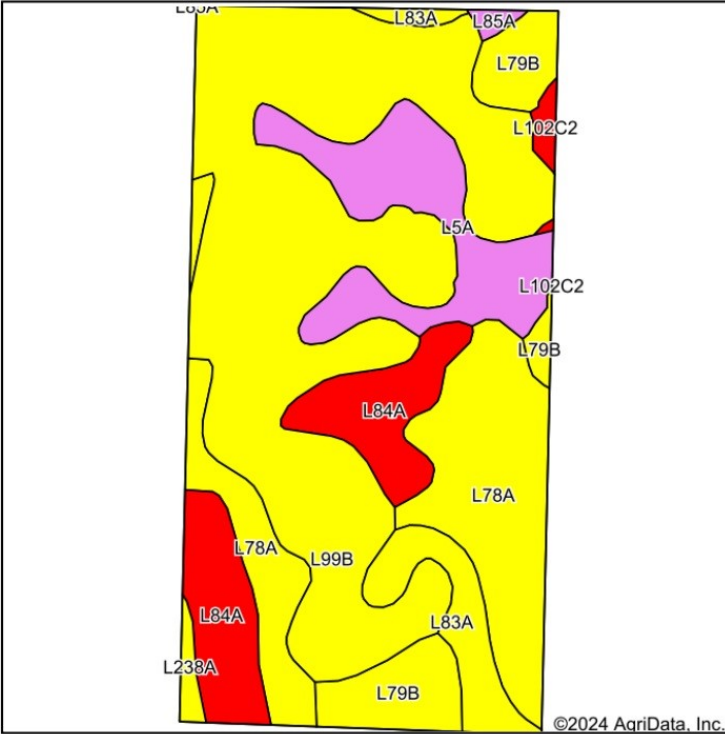
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Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **21-106N-35W**
 Township: **Carson**
 Acres: **77.75**
 Date: **2/14/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	35.53	45.7%		Ile	92	82	
L78A	Canisteo clay loam, 0 to 2 percent slopes	14.72	18.9%		IIw	93	81	
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	8.47	10.9%		IIw	96	85	
L84A	Glencoe clay loam, 0 to 1 percent slopes	8.33	10.7%		IIIw	86	76	
L79B	Clarion loam, 2 to 6 percent slopes	5.43	7.0%		Ile	95	83	
L83A	Webster clay loam, 0 to 2 percent slopes	3.89	5.0%		IIw	93	82	
L238A	Webster-Delft complex, 0 to 2 percent slopes	0.56	0.7%		IIw	94	81	
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.51	0.7%		IIIe	87	71	
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.31	0.4%		Iw	99	81	
Weighted Average						2.11	92.3	*n 81.5



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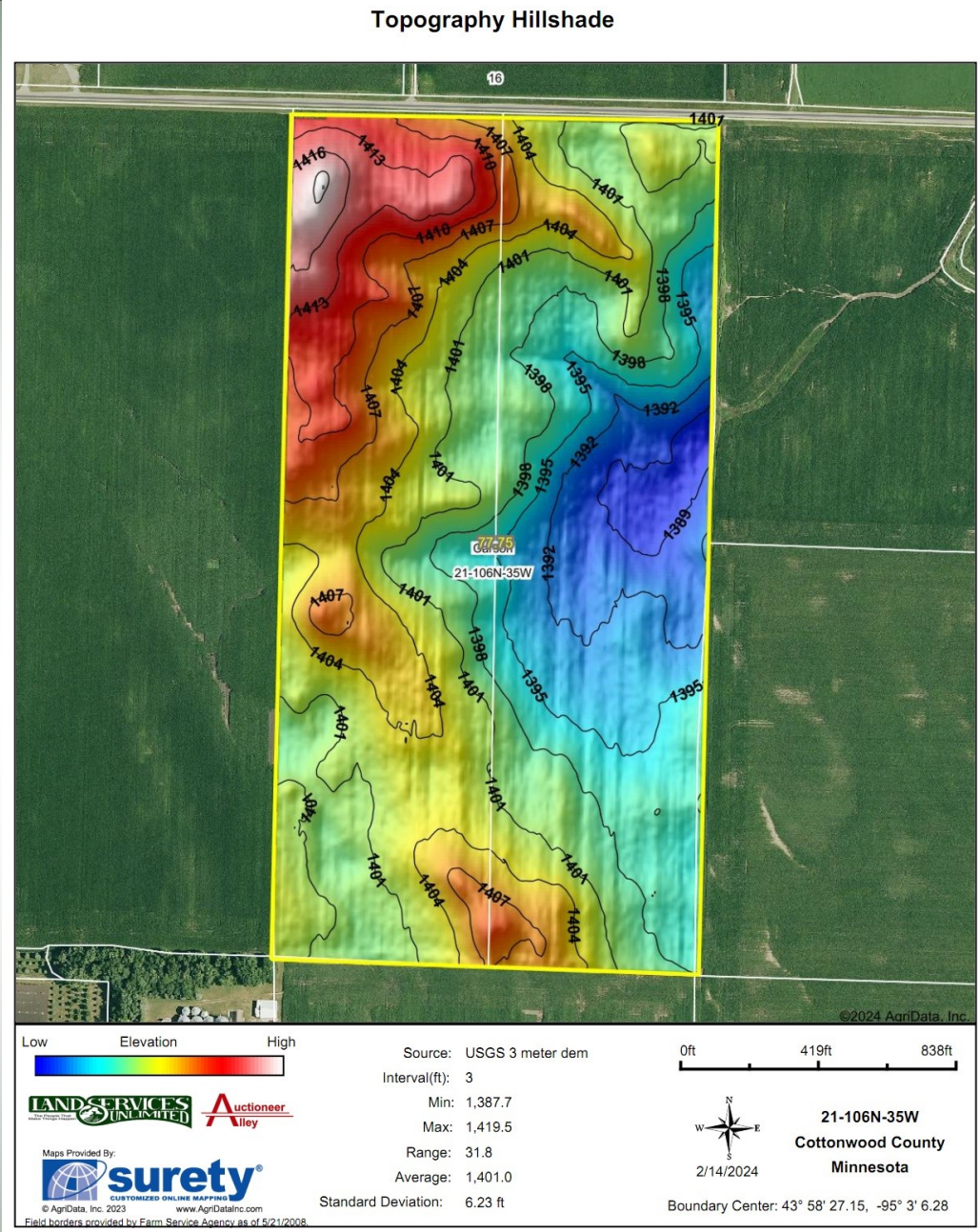
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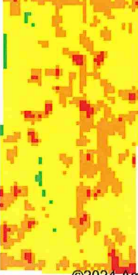
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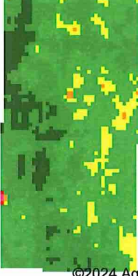
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Max NDVI Multi-year

	2023	
	Std. Dev: 2.81	Max: 77
	Mean: 71.49	Min: 57
	Crop: <input type="text"/>	
Remarks: <input type="text"/>		


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	2022	
	Std. Dev: 3.93	Max: 90
	Mean: 80.25	Min: 44
	Crop: Soybeans - 100%	
Remarks: <input type="text"/>		

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	2021	
	Std. Dev: 1.29	Max: 82
	Mean: 79.16	Min: 73
	Crop: Corn - 100%	
Remarks: <input type="text"/>		

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	2020	
	Std. Dev: 1.03	Max: 88
	Mean: 85.78	Min: 78
	Crop: Soybeans - 100%	
Remarks: <input type="text"/>		

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Client:

Farm:

Field:

Date: 2/14/2024

Acres: 77.75

State: MN

County: Cottonwood

Location: 21-106N-35W

Township: Carson

Boundary Center: 43° 58' 27.15, -95° 3' 6.28

Value
86 - 99
81 - 85
76 - 80
71 - 75
66 - 70
61 - 65
51 - 60
41 - 50
21 - 40
1 - 20
0 - 0

Low Relative Biomass High

Soils Weighted Average

Productivity Index: 92.3

Elevation (feet)



Min: 1,387.7


Max: 1,419.5

Range: 31.8


Mean: 1,401.0

Std Dev: 6.2



Maps Provided By:



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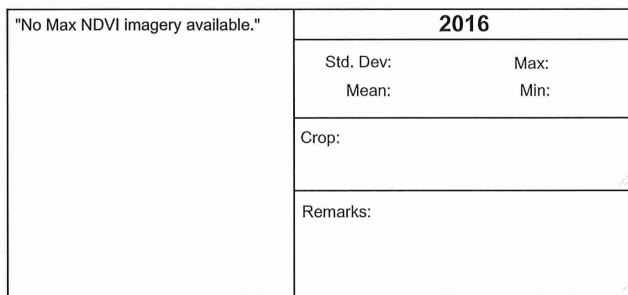
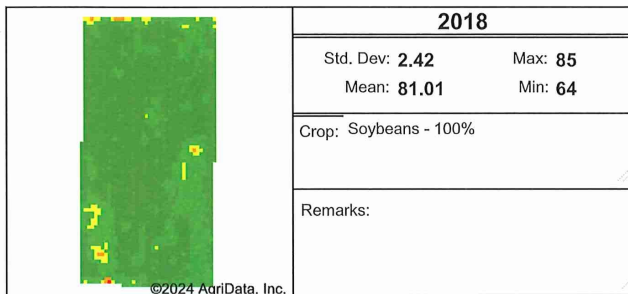
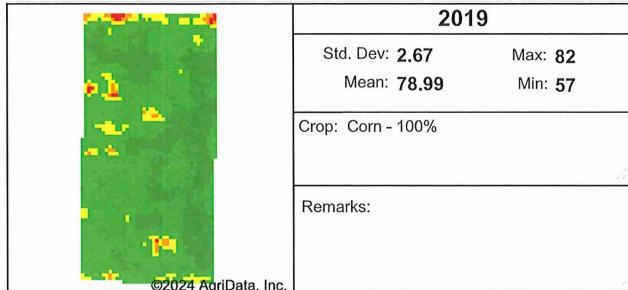
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Max NDVI Multi-year



Client: _____
 Farm: _____
 Field: _____
 Date: 2/14/2024
 Acres: 77.75

State: MN
 County: Cottonwood
 Location: 21-106N-35W
 Township: Carson
 Boundary Center: 43° 58' 27.15, -95° 3' 6.28

Low RELATIVE BIOMASS High	Value
Dark Green	86 - 99
Green	81 - 85
Light Green	76 - 80
Yellow	71 - 75
Orange	66 - 70
Red-Orange	61 - 65
Red	51 - 60
Pink	41 - 50
Purple	21 - 40
Blue	1 - 20
Dark Blue	0 - 0

Soils Weighted Average
 Productivity Index: 92.3

Elevation (feet)
 Min: 1,387.7
 Max: 1,419.5
 Range: 31.8
 Mean: 1,401.0
 Std Dev: 6.2



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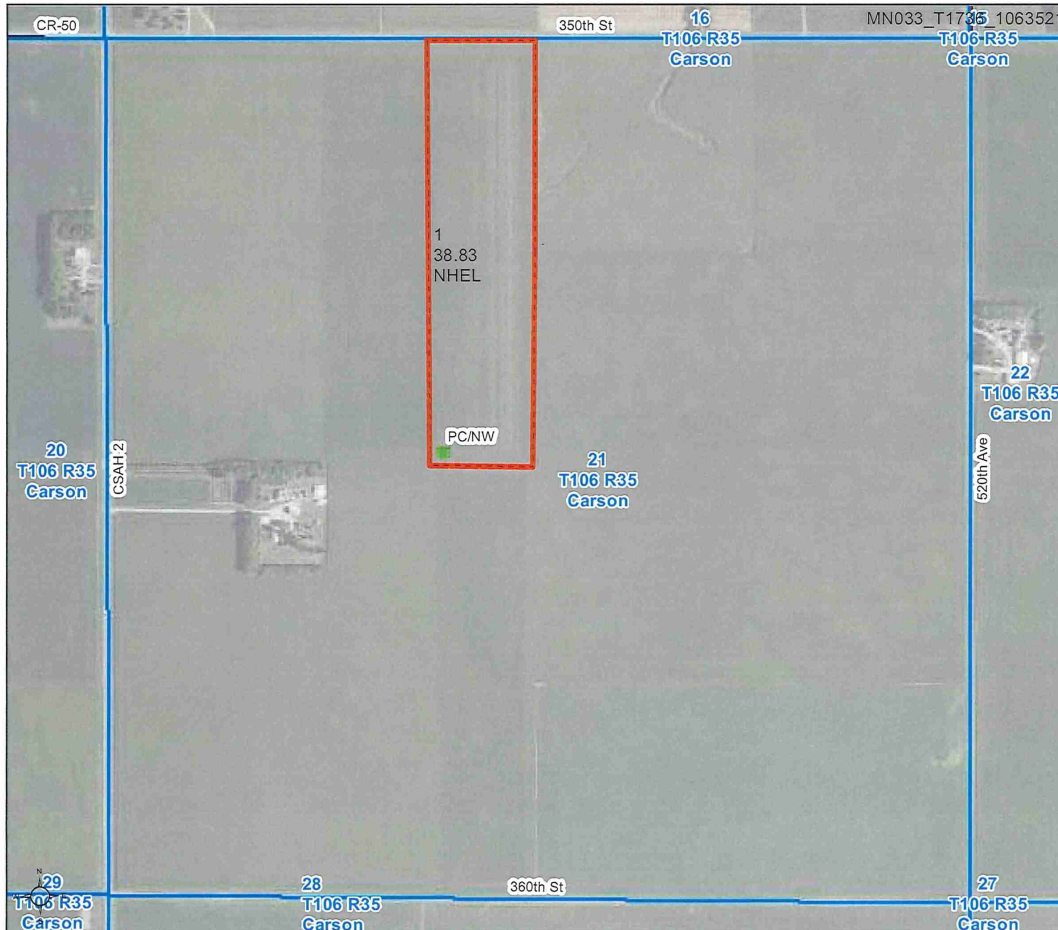
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FSA Map



Cottonwood County, Minnesota



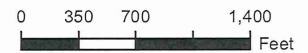
Farm 8547

Tract 1736

2023 Program Year

Map Created January 17, 2023

1063521



- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 38.83 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA/FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

Auctioneer

Alley

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Cottonwood County, Minnesota



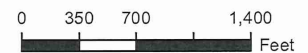
Farm 8547

Tract 10543

2023 Program Year

Map Created January 17, 2023

1063521



Unless otherwise noted:
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 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 19.46 acres

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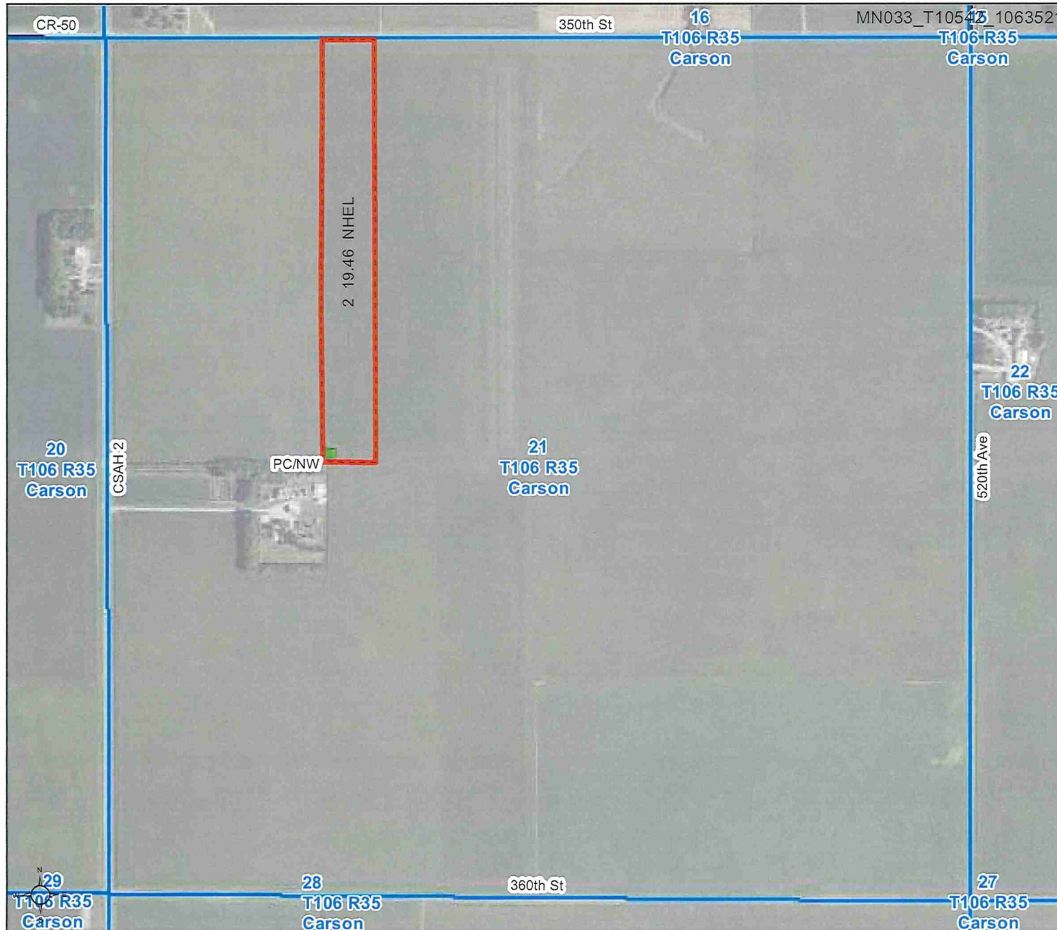
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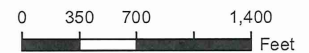


Cottonwood County, Minnesota



Farm 8547
Tract 10542

2023 Program Year
Map Created January 17, 2023
1063521



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 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 19.46 acres

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MINNESOTA COTTONWOOD		 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record		FARM : 8547					
Form: FSA-156EZ <small>See Page 3 for non-discriminatory Statements.</small>				Prepared : 3/30/23 12:01 PM CST Crop Year : 2023					
Operator Name : CRP Contract Number(s) : None Recon ID : 27-033-2017-24 Transferred From : None ARCPLC G/IF Eligibility : Eligible									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.75	77.75	77.75	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	77.75		0.00		0.00	0.00	0.00	0.00
Crop Election Choice									
ARC Individual			ARC County			Price Loss Coverage			
None			CORN, SOYBN			None			
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Corn	40.60	0.00	176	0					
Soybeans	36.60	0.00	45	0					
TOTAL	77.20	0.00							
NOTES									
Tract Number : 1736 Description : E2E2NW4 S21 106-35 CAR FSA Physical Location : MINNESOTA/COTTONWOOD ANSI Physical Location : MINNESOTA/COTTONWOOD BIA Unit Range Number : HEL Status : NHEL: No agricultural commodity planted on undetermined fields Wetland Status : Tract does not contain a wetland WL Violations : None Owners : FAST FAMILY REVOCABLE LIVING TRUST Other Producers : Recon ID : None									
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
38.83	38.83	38.83	0.00	0.00	0.00	0.00	0.0		



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MINNESOTA COTTONWOOD Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8547 Prepared : 3/30/23 12:01 PM CST Crop Year : 2023
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Tract 1736 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.83	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	21.40	0.00	177
Soybeans	17.40	0.00	48
TOTAL	38.80	0.00	

NOTES

Tract Number	: 10542
Description	: W2W2E2NW4 S21 106-35 CAR
FSA Physical Location	: MINNESOTA/COTTONWOOD
ANSI Physical Location	: MINNESOTA/COTTONWOOD
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: FAST FAMILY REVOCABLE LIVING TRUST
Other Producers	:
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
19.46	19.46	19.46	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	19.46	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	9.60	0.00	165
Soybeans	9.60	0.00	43
TOTAL	19.20	0.00	



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MINNESOTA
COTTONWOOD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8547

Prepared : 3/30/23 12:01 PM CST

Crop Year : 2023

Tract Number : 10543
Description : E2W2E2NW4 S21 106-35 CAR
FSA Physical Location : MINNESOTA/COTTONWOOD
ANSI Physical Location : MINNESOTA/COTTONWOOD
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : FAST FAMILY REVOCABLE LIVING TRUST
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
19.46	19.46	19.46	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	19.46	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	9.60	0.00	183
Soybeans	9.60	0.00	42
TOTAL	19.20	0.00	



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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

Wetland Determination

U.S.D.A. Soil Conservation Service SCS-CFA-028 (1-88)

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. Name and Address of Person [Redacted]

2. Date of Request 3-12-24

3. County Cottonwood

4. Name of USDA Agency or Person Requesting Determination [Redacted]

5. Farm No. and Tract No. 71156 ✓

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination? Yes No Field No.(s) Total Acres

7. Are there highly erodible soil map units on this farm? Yes No

8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.

9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA easements or diversion program.

10. This Highly Erodible Land determination was completed in the: Office Field

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm? Yes No Field No.(s) Total Wetland Acres

List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:

12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.

13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.

14. Artificial Wetlands (AW) - Artificial Wetlands Includes irrigation induced wetlands. These Wetlands are not subject to FSA.

15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.

NON-EXEMPTED WETLANDS:

16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.

17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See Item 16 for information on CW.

19. This wetland determination was completed in the: Office Field

20. This determination was: Delivered Mailed To the Person on Date: 3-7-24

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks

22. Signature of SCS District Conservationist [Signature]

23. Date [Date]

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.

ASCS Copy



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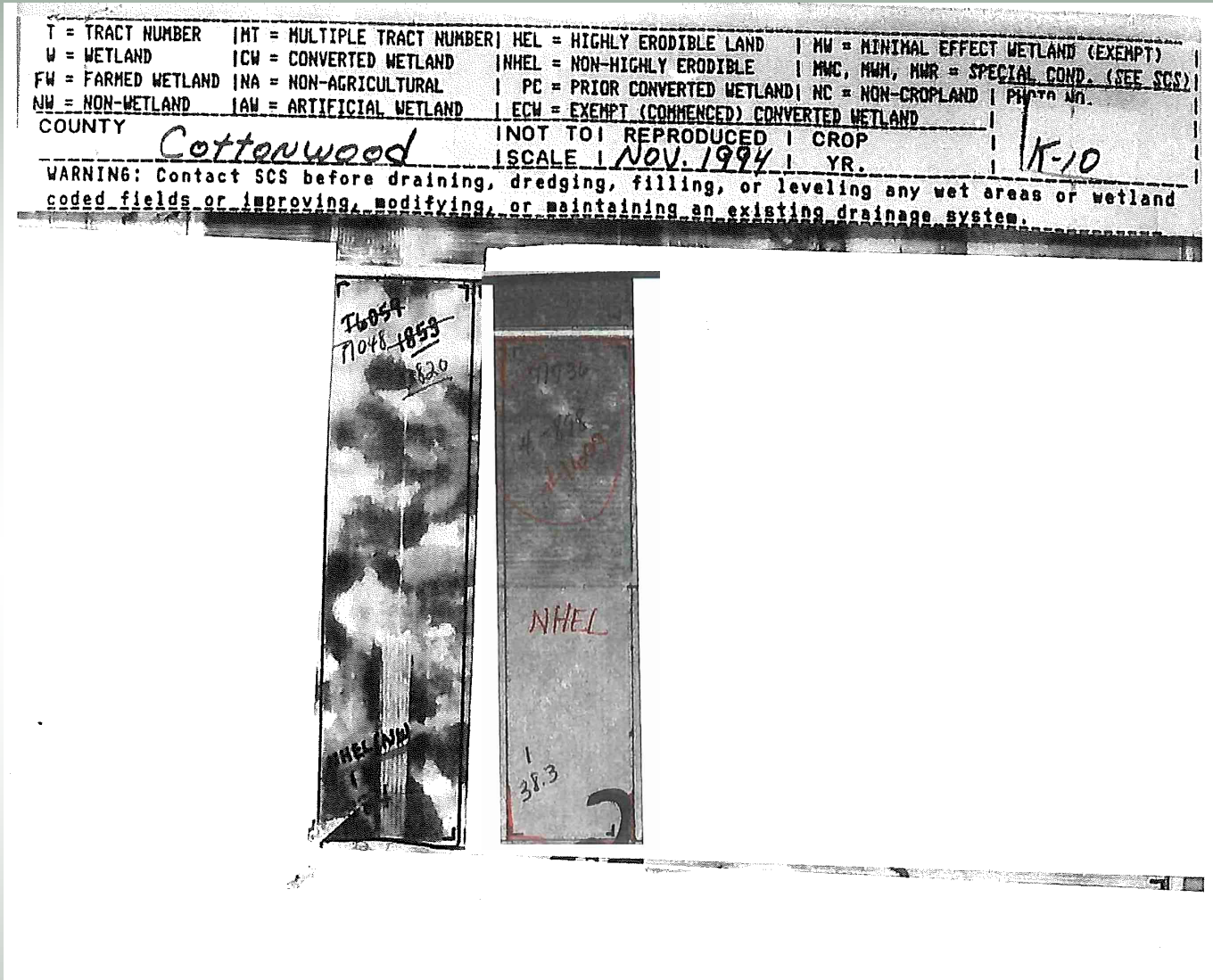
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Wetland Determination Map



Auctioneer

Alley

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Cottonwood County, MN

Summary

Parcel ID 040210400
 Property Address 21-106-35
 Sec/Twp/Rng 21-106-35
 Lot/Block N/A
 Plat
 Brief Tax Description W1/2 E1/2 NW1/4 40.
 (Note: Not to be used on legal documents)
 Deeded Acres 40.00
 CER 65.09
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 4
 School District 173

Owner

Taxpayer
[Fast/Elfrieda/Trustee](#)
 Fast Family Trust
 1316 Wheatear Dr.
 Little Elm TX 75068

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	.50	
1	999700	Till + Road Acres	2a	40.00 acre	.00
1	999800	Neg Road Acres	2a	-.50 acre	

2023 Values for Pay 2024 Taxes

	Market	Taxable
Land	\$463,800	\$463,800
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$463,800	\$463,800

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2022 Payable 2023	\$289,900	2,899	56.66300	276.98	0.00	0.00	\$1,366
2021 Payable 2022	\$254,300	2,543	65.76200	243.27	0.00	0.00	\$1,430
2020 Payable 2021	\$254,300	2,543	64.06100	220.23	0.00	0.00	\$1,408
2019 Payable 2020	\$254,300	2,543	64.94000	205.75	0.00	0.00	\$1,446
2018 Payable 2019	\$254,300	2,543	63.80200	144.54	0.00	0.00	\$1,478

Current Taxes

Gross Tax	\$1,642.98
Total Credit	\$276.98
Spec Asmt	\$0.00
Net Tax Due	\$1,366.00
Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
Adjusted Net Due	\$1,366.00
Total Receipts	\$1,366.00
Remain Due	\$0.00



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Cottonwood County, MN

Summary

Parcel ID 040210401
 Property Address
 Sec/Twp/Rng 21-106-35
 Lot/Block N/A
 Plat
 Brief Tax Description E1/2 E1/2 NW1/4 40.
 (Note: Not to be used on legal documents)
 Deeded Acres 40.00
 CER 70.36
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 4
 School District 173

Owner

Taxpayer
[Fast/Elfrieda/Trustee](#)
 Fast Family Trust
 1316 Wheatear Dr.
 Little Elm TX 75068

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	.50	
1	999700	Till + Road Acres	2a	40.00 acre	.00
1	999800	Neg Road Acres	2a	-.50 acre	

2023 Values for Pay 2024 Taxes

	Market	Taxable
Land	\$546,000	\$546,000
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$546,000	\$546,000

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2022 Payable 2023	\$341,200	3,412	56.66300	326.00	0.00	0.00	\$1,608
2021 Payable 2022	\$299,300	2,993	65.76200	286.32	0.00	0.00	\$1,682
2020 Payable 2021	\$299,300	2,993	64.06100	259.21	0.00	0.00	\$1,658
2019 Payable 2020	\$299,300	2,993	64.94000	242.15	0.00	0.00	\$1,702
2018 Payable 2019	\$299,300	2,993	63.80200	170.12	0.00	0.00	\$1,740

Current Taxes

Gross Tax	\$1,934.00
Total Credit	\$326.00
Spec Asmt	\$0.00
Net Tax Due	\$1,608.00
Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
Adjusted Net Due	\$1,608.00
Total Receipts	\$1,608.00
Remain Due	\$0.00



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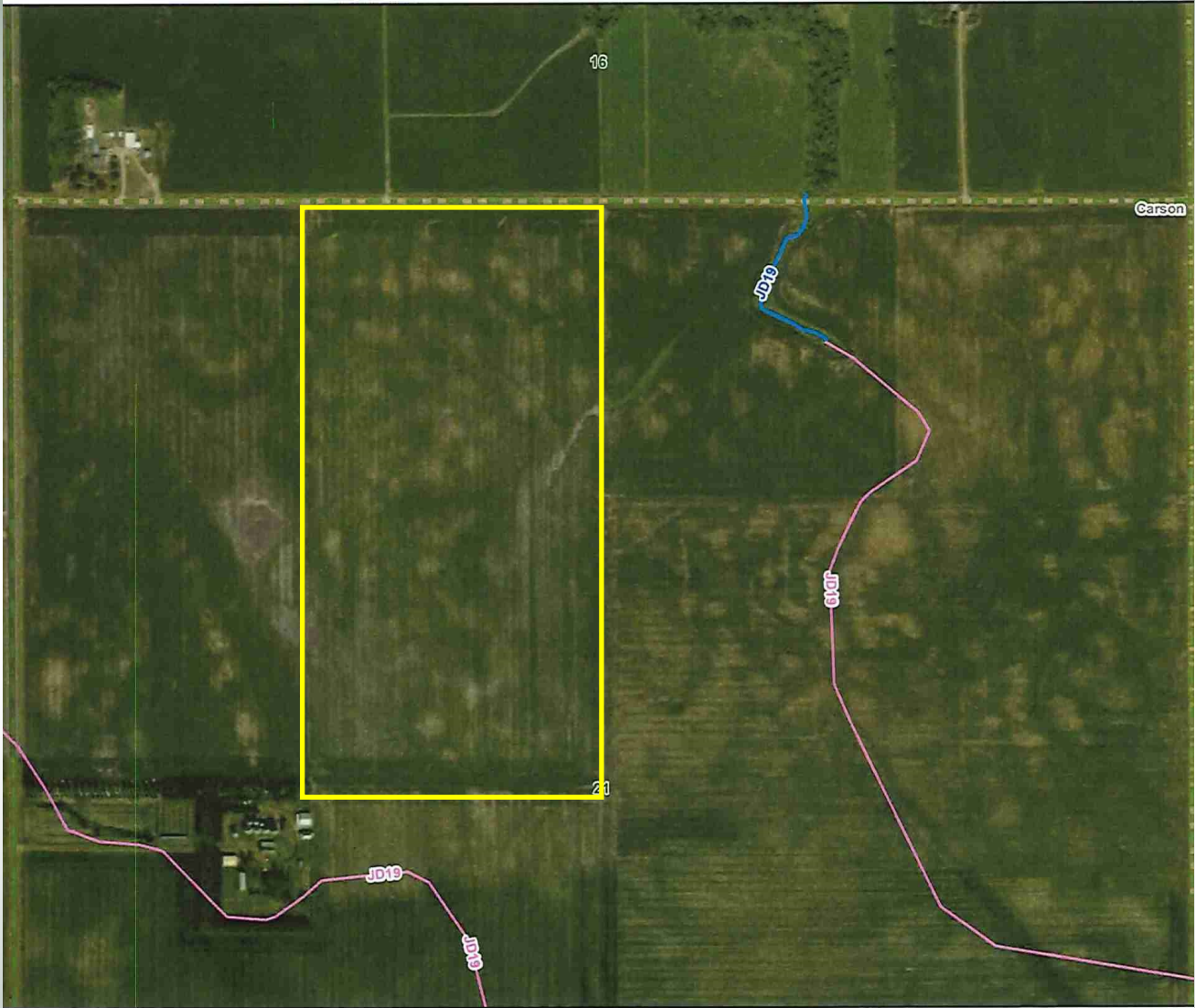
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Cottonwood County Ditch Map



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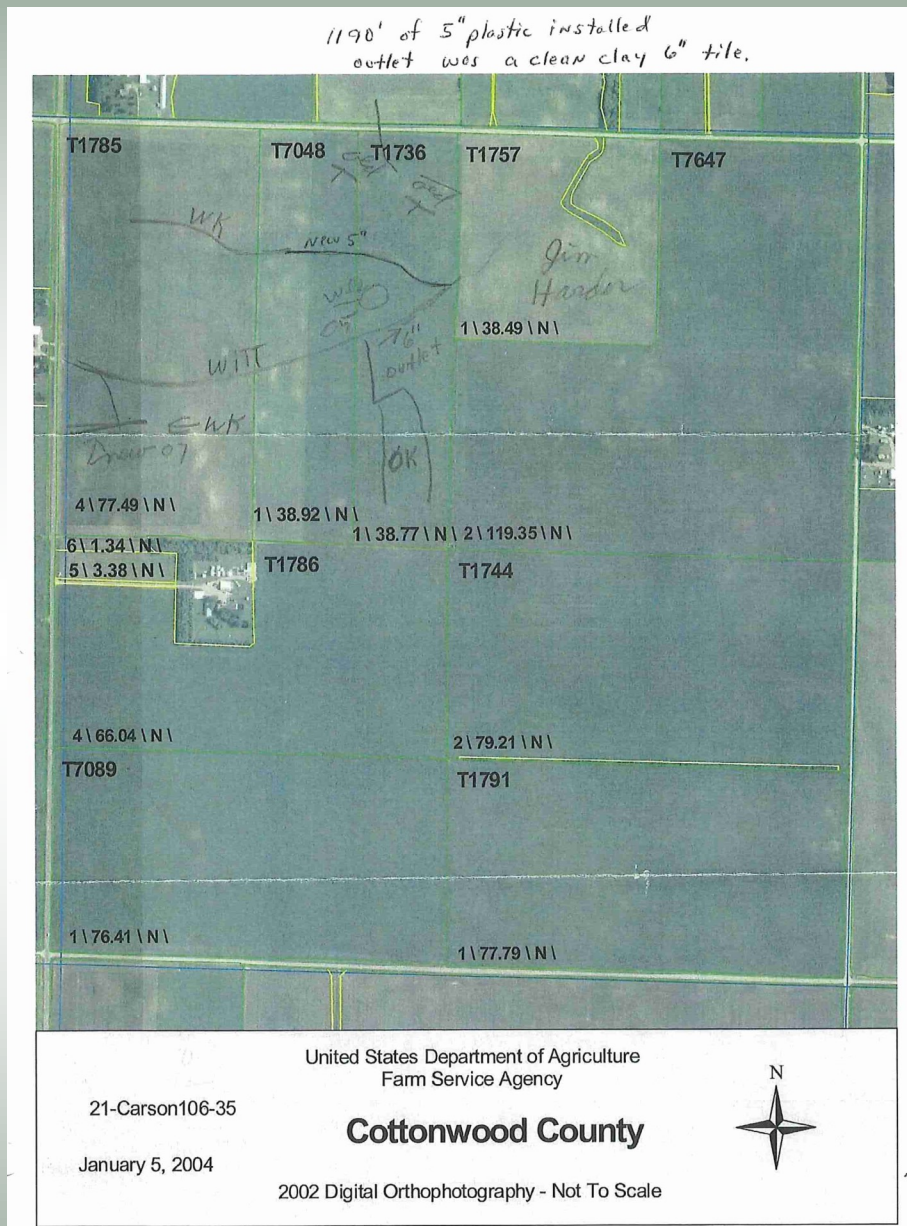
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Private Tile Map



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

AUCTION INFORMATION

AGENCY: Auctioneer Alley & Land Services Unlimited+ and its agents represent the seller.

TERMS: The Fast Farm will be offered for sale as one parcel on sale day 80 +/- Deeded Acres x The Bid. All bidders must register for a bidding number prior to bidding on sale day. 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 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 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 appraisal or loan fees are buyer's obligation. Any statements made at the auction may take precedence over any printed information. This sale is subject to the seller's approval.

CONDITIONS: The property is being sold AS IS-WHERE IS. The information provided in this brochure is deemed reliable, but the auctioneer makes no guarantees as to its accuracy. It is the interested bidder's obligation to inspect the property prior to their purchase of it and to rely on their own conclusions. 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. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer.

CONTRACTS & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a purchase agreement/ real estate contract and provide funds for the earnest money to be deposited with the real estate company or sellers designated escrow agent the day of the sale. The seller will provide an updated abstract or owners title insurance commitment at their expense.

ONLINE BIDDING INFORMATION:

To bid online go to auctioneeralley.com and click on the auction you would like to bid on or download our mobile app on your smart phone or tablet.

Click the bid now button to enter the sale of your choice.

Click register to bid to be allowed to bid and sign in with your username and password.

If you do not have a user account, please make one prior to the auction or you won't be allowed to bid.

If you need help, please feel free to contact Dustyn Hartung prior to the sale 507-236-7629.

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.

AUCTIONS – REAL ESTATE - APPRAISALS



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NOTES



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