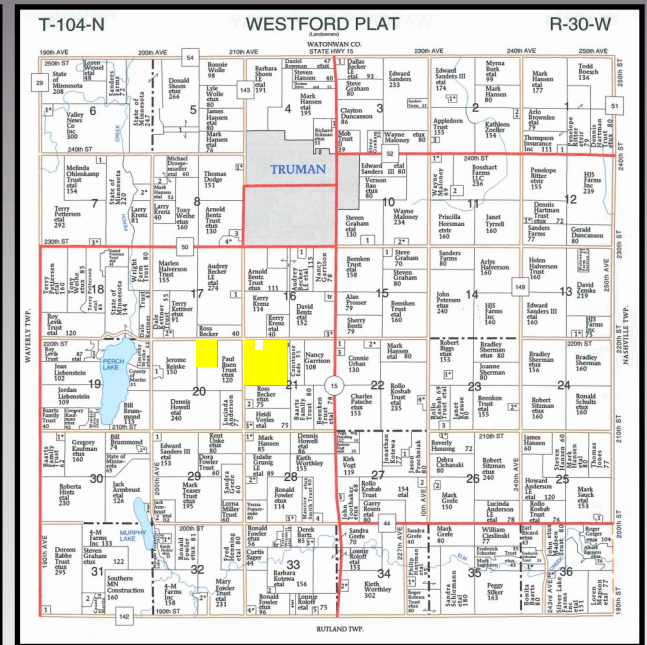
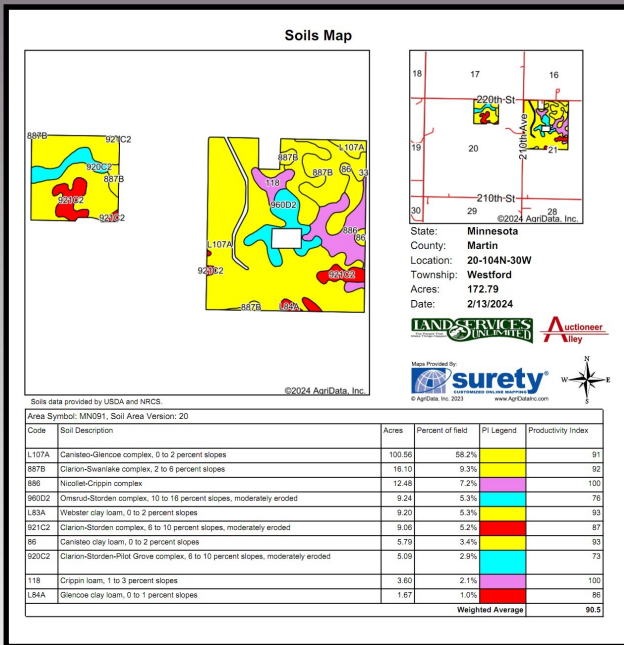


183.79 Acres +/- of Bare Farmland in Westford Twp, Martin Co., MN

# FARMLAND AUCTION

Thursday, March 7, 2024 @ 10:00 AM

**SALE LOCATION:** Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN



**PROPERTY LOCATION:** From Truman, MN on State Hwy 15 go 1 mile south to 220th Street, then 1/2 mile west on 220th Street.

**PROPERTY LEGAL DESCRIPTIONS:** Parcel 1: NW 1/4 of the NE 1/4 of Section 20, Township 104 North, Range 30 West, Martin County, Minnesota; Parcel 2: NW 1/4 (EX 16.22 Acres) all in Section 21, Township 104 North, Range 30 West, Martin County, Minnesota.

\*See Full Legal In Farm Booklet

**AUCTION SALE TERMS:** The Mitchell Farm will be offered for sale as two parcels on our multi parcel board bidding system. 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 12, 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 open to be farmed by the new buyer in 2024. Buyer will pay all 2024 real estate taxes. 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:** The Mitchell Family has chosen the auction method to market and sell their good Martin County Farm Land! With CPI ratings of 91.2 and 88.1, they have excellent soil types to have the potential to be high producing farms for the new buyers. Located only 1 mile south of Truman, MN and a 1/2 mile west of HWY 15, the farms have a great location for accessibility to the local grain markets. Please come ready to purchase on March 7 as we are excited to be offering this land on the open market for the Mitchell Family's friends, neighbors and investors! 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: Mitchell Family Farm

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

[www.auctioneeralley.com](http://www.auctioneeralley.com)

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