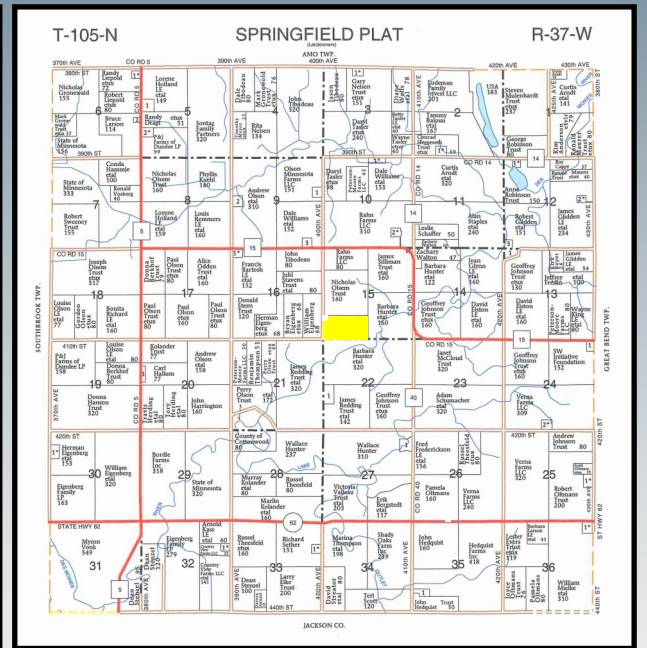
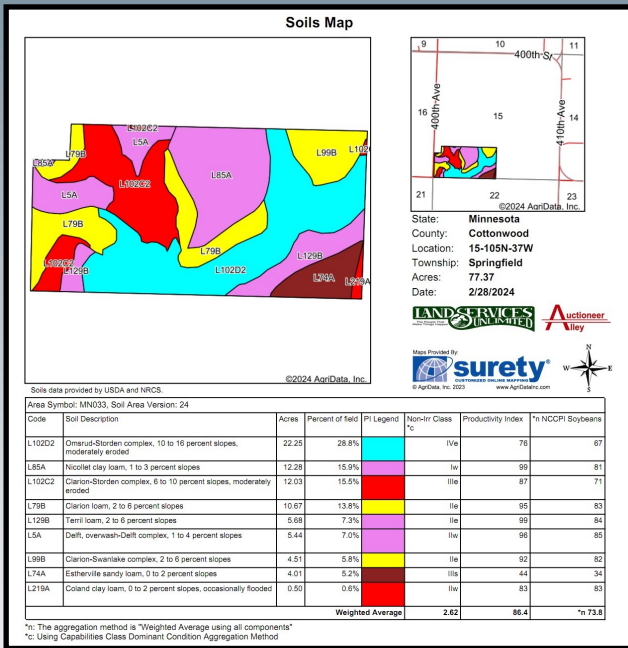
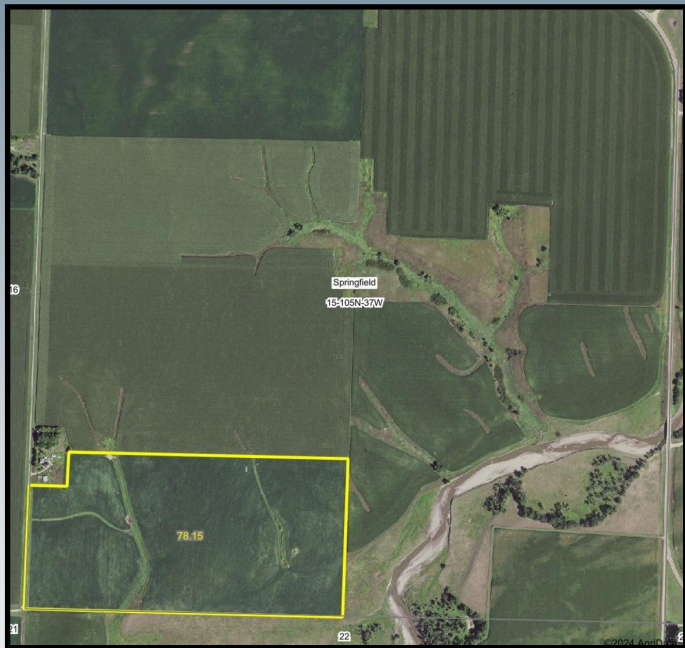


78.15 Acres +/- of Bare Farmland in Springfield Twp., Cottonwood Co., MN

FARMLAND AUCTION

Friday, March 29, 2024 @ 10:00 AM

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



PROPERTY LOCATION: From Windom: From US Hwy 71 head northwest for 1 mile to County Road 15 then head west for approx. 9 miles, then south on 400th Ave for approx. 1 mile.

PROPERTY LEGAL DESCRIPTION: S 1/2 SW 1/4 EX TR IN NW Corner of Section 15, Township 105 North, Range 37 West, Cottonwood County, Minnesota

AUCTION SALE TERMS: The Schmidt 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 May 8, 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 Buyer in 2024. Buyer will 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: Auctioneer Alley is pleased to be working with Leo in the sale of his farmland in Cottonwood County, MN. This farm carries a strong CPI rating of 86.4. This farm is gently rolling to rolling in topography shedding its water to the south. Please come ready to purchase as we are excited to be offering this land on public auction March 29. 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: Leo Schmidt

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

www.auctioneeralley.com

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