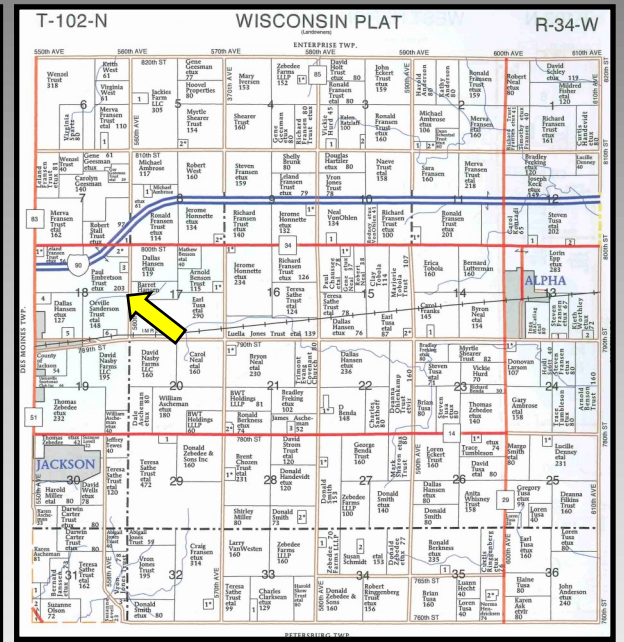
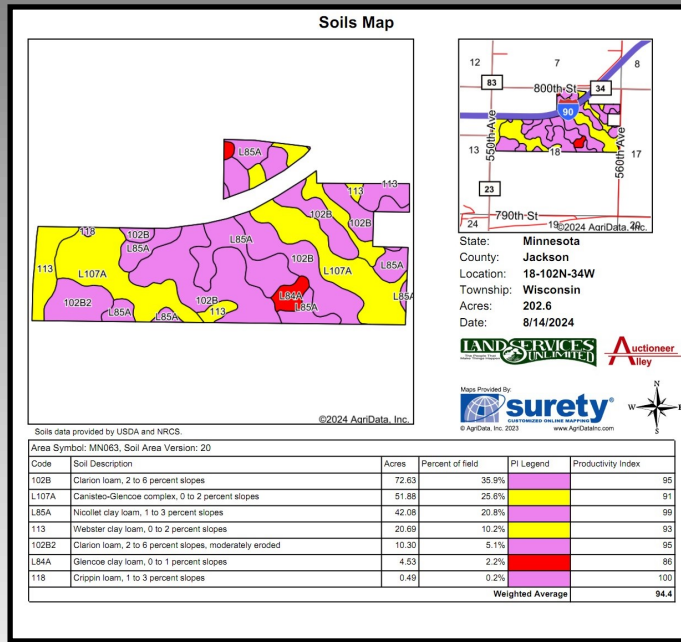


203.11 Acres +/- of Bare Farmland in Wisconsin Twp., Jackson Co., MN

# FARMLAND AUCTION

Tuesday, November 12, 2024 @ 10:00 AM

**SALE LOCATION:** Auction will be held at the Jackson American Legion Hall 411 First Street, Jackson, MN



**PROPERTY LOCATION:** Located on the East edge of Jackson, MN along Interstate-90 and County RD 34.

**PROPERTY LEGAL DESCRIPTION:** S 1/2 NE 1/4 & S 1/2 NE 1/4 NE 1/4 of Section 18, Township 102 North, Range 34 West, Jackson County, Minnesota EXCEPT that part of the NE 1/4 described as follows: Beginning at a point on the east section 1,085 feet North of the east quarter corner of said Section 18; running thence West at a right angle 520 feet; thence North at a right angle 500 feet; thence East at a right angle 520 feet to the east section line; thence South along the east section line 500 feet to the point of commencement; ALSO the S 1/2 NW 1/4 and NW 1/4 NE 1/4 all in Section 18, Township 102 North, Range 34 West, Jackson County, Minnesota; EXCEPT all that part thereof conveyed to the State of Minnesota.

**AUCTION SALE TERMS:** The Embretson Family Farm will be offered for sale in multiple 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 December 20, 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 in 2025 by the new Buyer. Seller will keep all 2024 farm income and pay all 2024 property tax. All real estate taxed thereafter to be paid by Buyer. 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! A great opportunity to purchase high 94.4 CPI heavy black dirt in southern MN! Located just on the East edge of Jackson, MN, this is perfect for someone looking at commercial development opportunities! Located just off County Road 23 and 34, the access can't be beat. Please come ready to purchase as we are excited to be offering this land on public auction to give all buyers an equal opportunity to purchase! 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.

## Owners: Paul & Doris Embretson Trust

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

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

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Legal Counsel & Closing Attorney