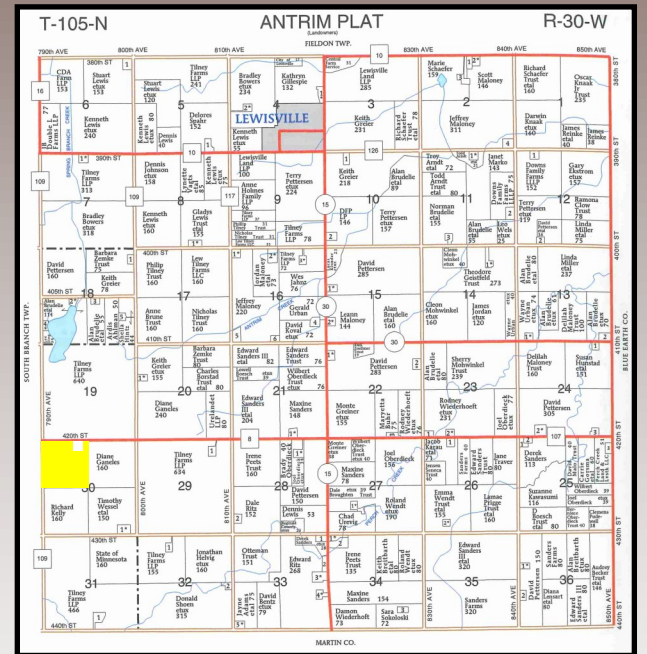
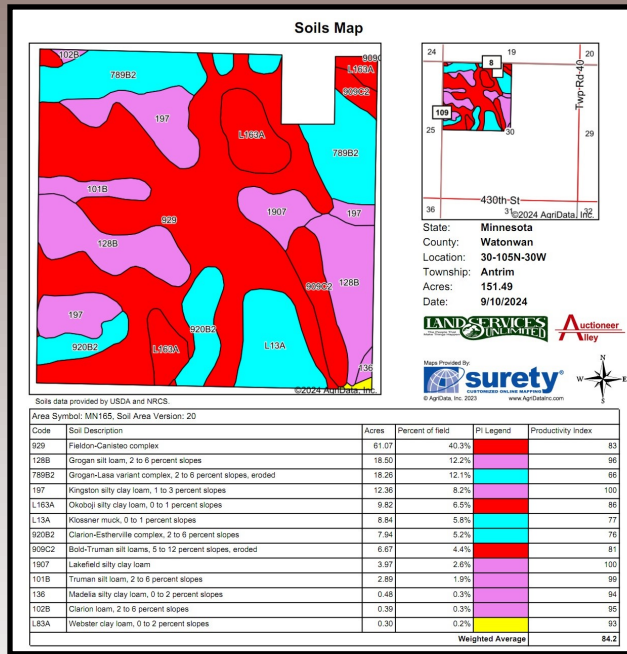
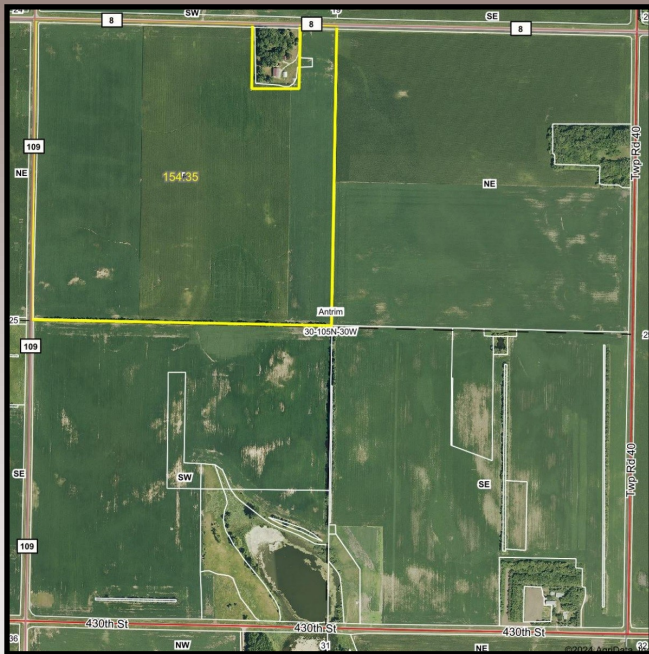


154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN



PROPERTY LOCATION: From Truman, MN: Go North on State Highway 15 for 3 miles, then go West on County Road 8 for 2.5 miles.

PROPERTY LEGAL DESCRIPTION: NW 1/4 EX. 5.50 acre building site of Section 30, Township 105 North, Range 30 West, Watonwan County, MN

AUCTION SALE TERMS: The Miller Family 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 December 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 open to be farmed in 2025 by the 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: Auctioneer Alley is proud to be asked by the Miller's to help with the sale of their family farm! Their farm has a good CPI of 84.2 and is gently rolling in topography. The family has installed a lot of private tile in the farm over the years. The property is located just NW of Truman, MN with excellent access being located on the south side of County Road 8. Please come ready to purchase as the Miller Family has chosen public auction to give all neighbors and investors an equal opportunity to purchase their farm! 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: Harold & Velma Miller Estate

www.auctioneeralley.com

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