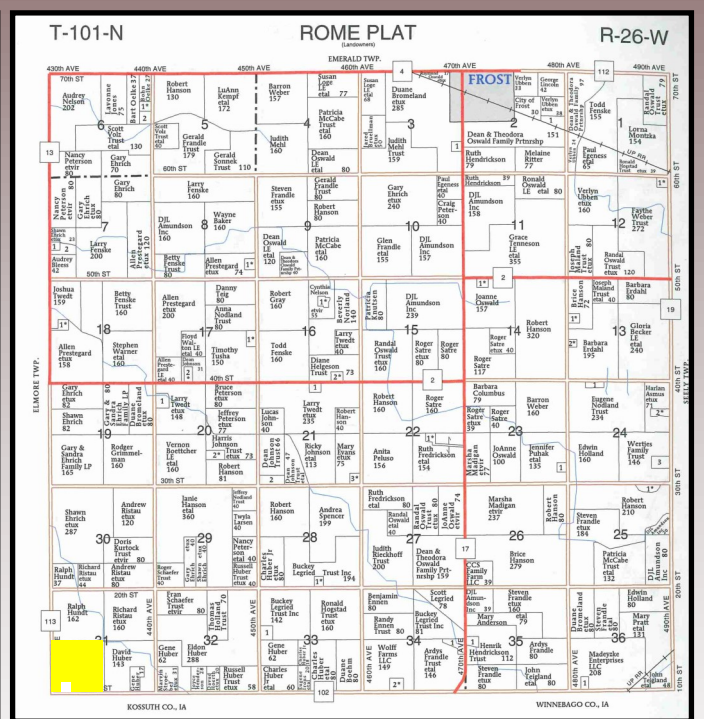
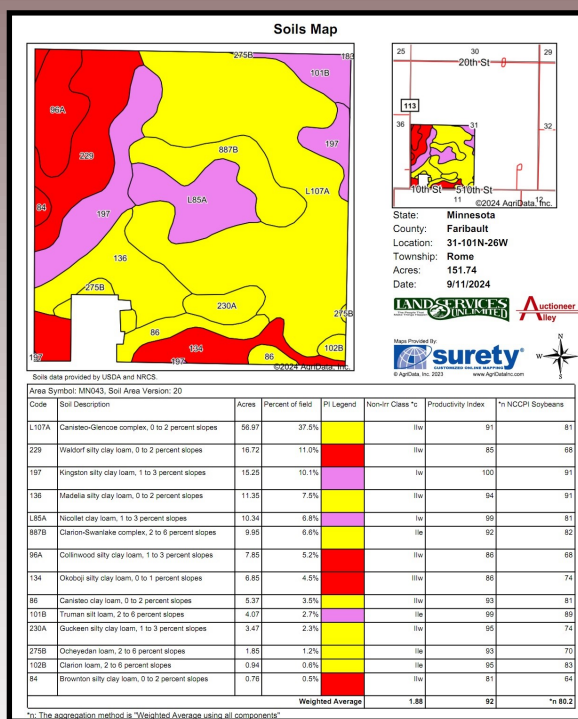


# LAND FOR SALE

**155.16 Acres +/- of Bare Farmland  
in Rome Twp., Faribault Co., MN**



**PROPERTY LOCATION:** From Elmore, MN or MN/IA State Line: Go East on 10th Street/State Line for 4 miles.

**PROPERTY LEGAL DESCRIPTION:** SW 1/4 EX TR COM 349.5' E of SW COR E400' N206' E20' N100' W20' N300' S606' TO BEG of Section 31, Township 101 North, Range 26 West, Faribault County, MN.

**REAL ESTATE SALE TERMS:** This property is being marketed and sold by the Private Sale Method. The Orvick Family Farm will be offered for sale as 155.16 +/- Deeded Acres x The Bid. The terms of sale for this property are based on a cash sale with possession taking place after closing. Buyer may enter property to do fall tillage once the 2024 crop has been removed. The successful Buyer will enter into a purchase agreement & make a 20% down payment to Land Services Unlimited+ Trust account with closing following 30-45 days thereafter. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. 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. Land Services Unlimited+ and sales staff represent the seller in this transaction.

**AGENT NOTES:** What a great opportunity to purchase some excellent Faribault County bare farmland! This property carries a high CPI rating of 92, made up of predominately all loam soil types. Being part of County Ditch 80 gives this property an excellent drainage outlet. 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. To receive any other pertinent information, interested parties please contact Dustyn Hartung 507-236-7629!

**Owner: The Corrine A. Orvick Irrevocable Trust**

**www.auctioneeralley.com**

## REAL ESTATE SALES STAFF

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