

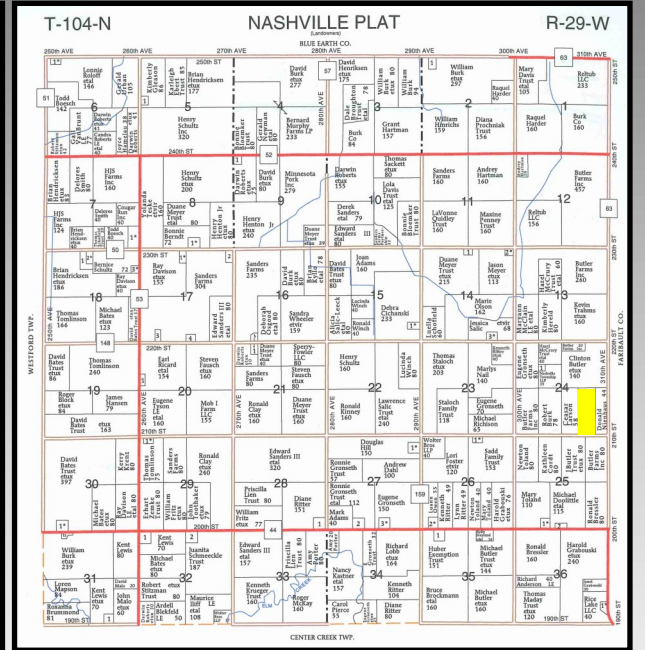
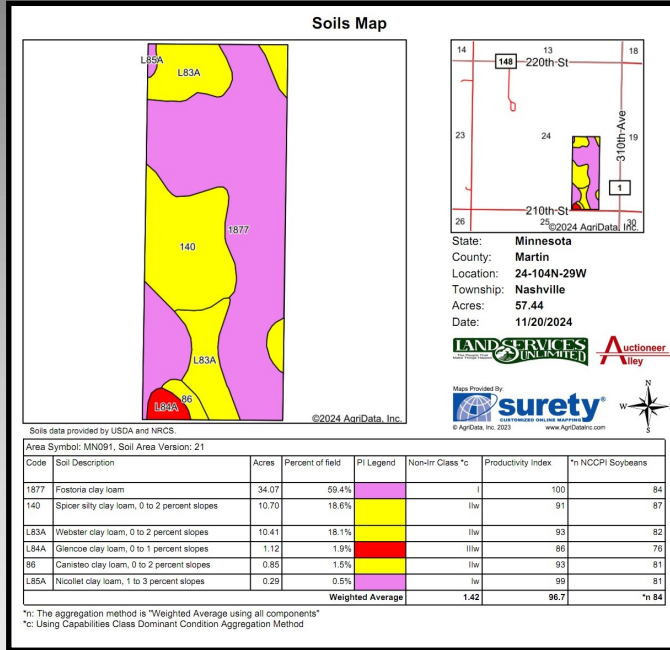
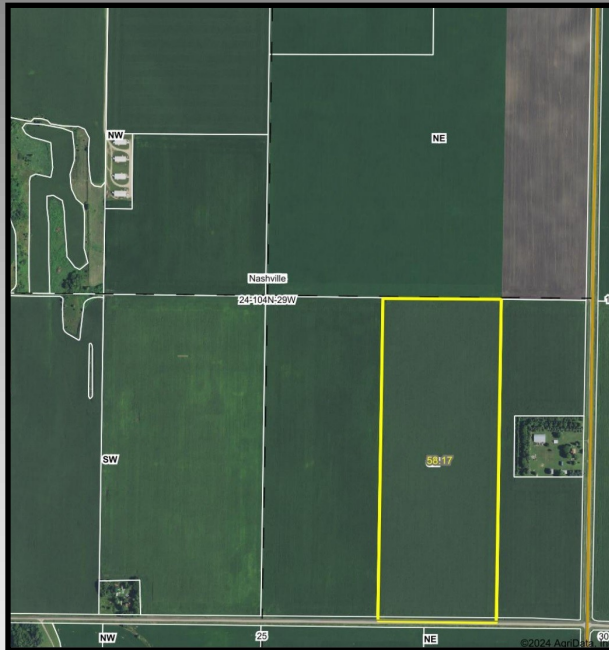
58.17 Acres +/- of Bare Farmland in Nashville Twp., Martin Co., MN

FARMLAND AUCTION

Thursday, December 19, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Winnebago Municipal Center 140 S Main Street, Winnebago, MN

**In case of inclement weather, check website for updates!*



PROPERTY LOCATION: From Winnebago, MN: Go West on 200th Street for 3 miles, then go North on 310th Avenue for 1 mile, then West on 210th Street for 0.2 miles.

PROPERTY LEGAL DESCRIPTION: The W 959.90' of the E 1688.81' of the SE 1/4 in Section 24, T104N, R29W, Martin County, MN.

AUCTION SALE TERMS: The Nienhaus 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 January 31, 2025, 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 taxes 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.

Owner: Mary Ann Nienhaus Estate

AUCTIONEERS NOTE:

All there is to say on this one is as good as they come! Carrying a 96.7 CPI and a lot of private tile in the farm, buyers won't want to miss this opportunity to purchase some excellent Martin County farm ground! This level to gently rolling farm is located just 4 miles Northeast of Winnebago, MN. Please come ready to purchase as the Nienhaus Family have 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.

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629

www.auctioneeralley.com

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