

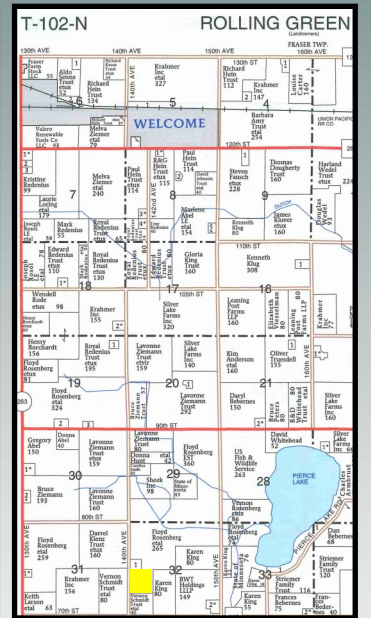
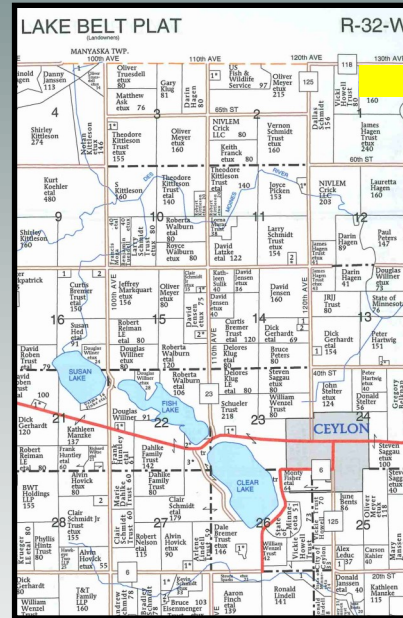
141.21 Acres +/- of Bare Farmland in Lake Belt Twp. & Rolling Green Twp., Martin Co., MN

FARMLAND AUCTION

Tuesday, January 7, 2025 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

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



PROPERTY LOCATIONS: Parcel 1- From Welcome, MN: Go South on MN State HWY 263 for 5 miles.

Parcel 2- From Welcome, MN: Go South on MN State HWY 263 for 5 miles, then East on 70th Street for 1 mile, then North .25 miles.

PROPERTY LEGAL DESCRIPTIONS: Parcel 1– 101.11 Deeded Acres NE 1/4 (Excepting South 970.50') in Section 1, T101N, R32W, Martin County, MN. Parcel 2– 40.10 Deeded Acres NW 1/4 of the SW 1/4 in Section 32, T102N, R31W, Martin County, MN

*See full legal in farm booklet

AUCTION SALE TERMS: The Hansen Farms will be offered for sale as individual parcels 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 February 21, 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: Matthew Hansen

AUCTIONEERS NOTE:

Auctioneer Alley is honored to be offering these two parcels of bare land at public auction just South of Welcome, MN. Ideally located with great access just off MN State HWY 263 and only 7-10 miles from ethanol plants and a soybean processor. High quality land on the open market with this sale, carrying high CPI's of 92.8 and 91.1, it doesn't get much better than this. Both of these parcels are level to gently rolling in topography and have county tile in them. Please come ready to purchase as Matthew has chosen public auction to give all neighbors and investors an equal opportunity to purchase his land! 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:

www.auctioneeralley.com

AUCTIONEERS AND SALES STAFF

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EDMAN EDMUNDSON ODGREN