

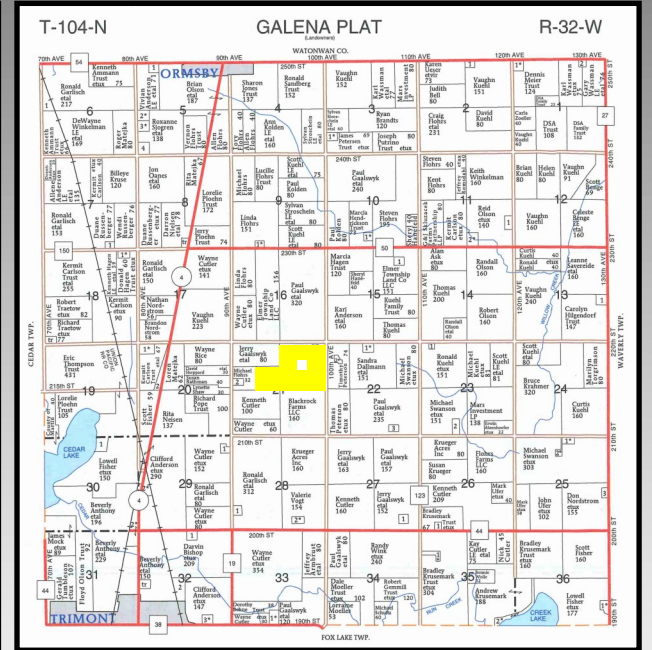
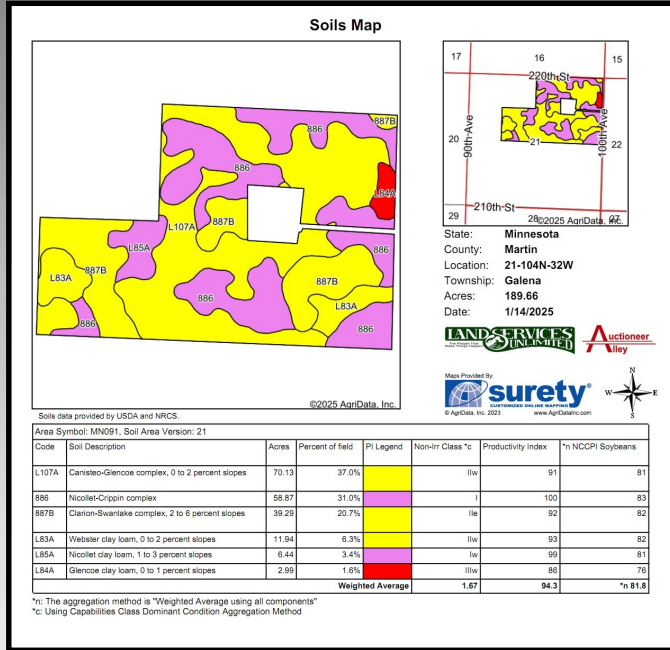
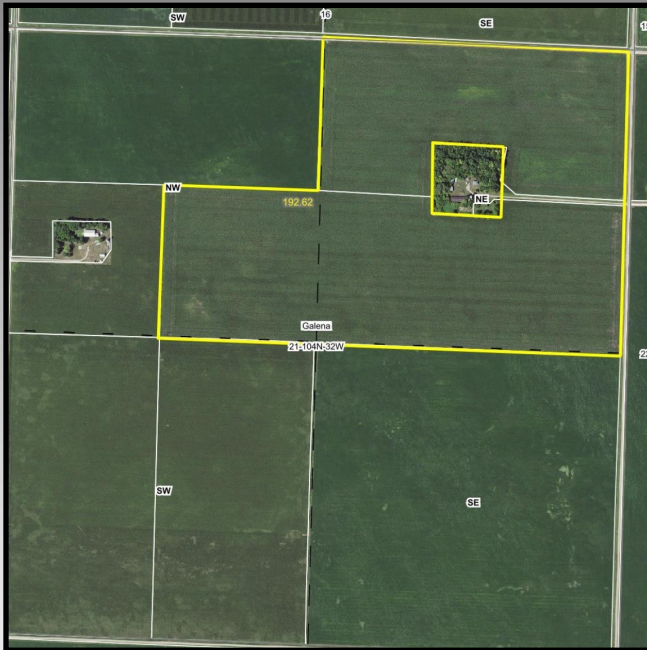
192.62 Acres +/- of Bare Farmland in Galena Twp., Martin Co., MN

# FARMLAND AUCTION

Tuesday, February 11, 2025 @ 10:00 AM

**SALE LOCATION:** Auction will be held at the Triumph Hall 546 Main Street East, Trimont, MN

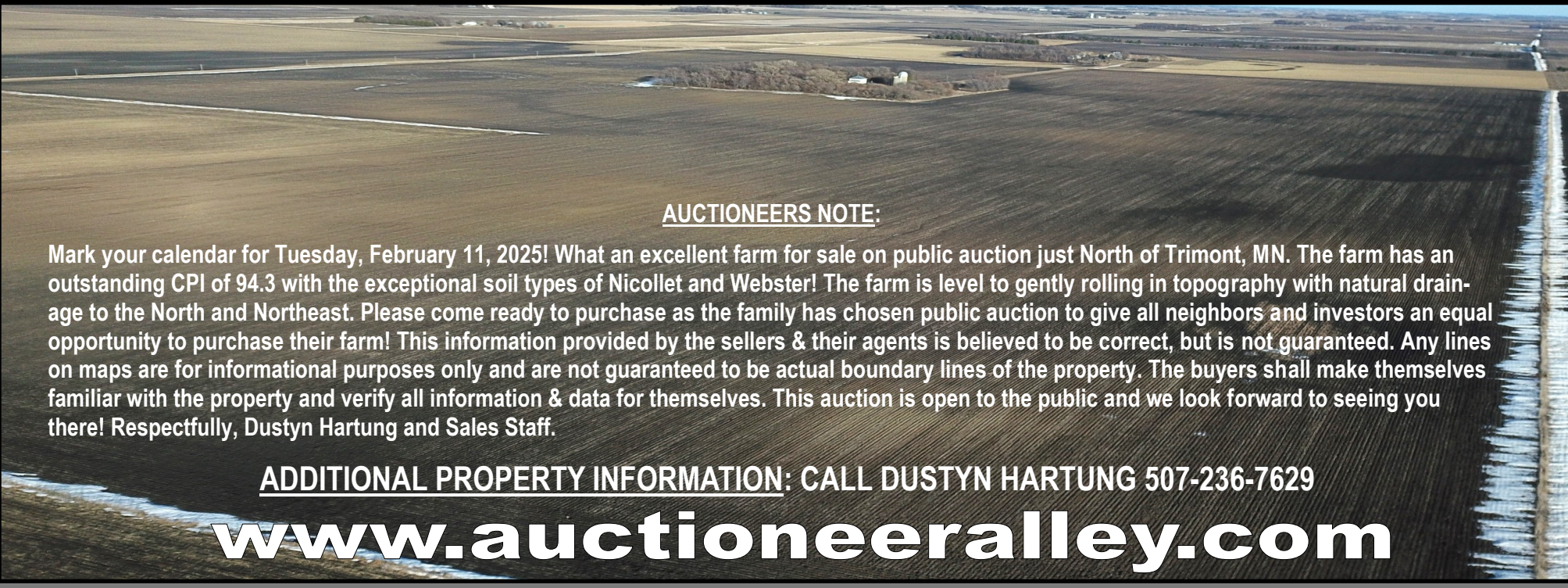
*\*In case of inclement weather, check website for updates!*



**PROPERTY LOCATION:** From Trimont, MN: Go East on Main Street/190th Street for 0.5 miles, then go North on 90th Avenue for 1 mile, then East on 200th Street for 1 mile, then North on 100th Avenue for 1.5 miles.

**PROPERTY LEGAL DESCRIPTION:** The NE 1/4 (EX 7.38 AC) & SE 1/4 NW 1/4 in Section 21, T104N, R32W, Martin County, MN.

**AUCTION SALE TERMS:** The property 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 March 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.



**AUCTIONEERS NOTE:**

Mark your calendar for Tuesday, February 11, 2025! What an excellent farm for sale on public auction just North of Trimont, MN. The farm has an outstanding CPI of 94.3 with the exceptional soil types of Nicollet and Webster! The farm is level to gently rolling in topography with natural drainage to the North and Northeast. Please come ready to purchase as the 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.

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

**www.auctioneeralley.com**

**AUCTIONEERS AND SALES STAFF**

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER & DOUG WEDEL



105 S State Street, Fairmont, MN 56031-507-238-4318

**E Z** ERICKSON, ZIERKE,  
**K M** KUDERER & MADSEN, P.A

DARIN G. HAUGEN, LEGAL COUNSEL & CLOSING ATTORNEY