

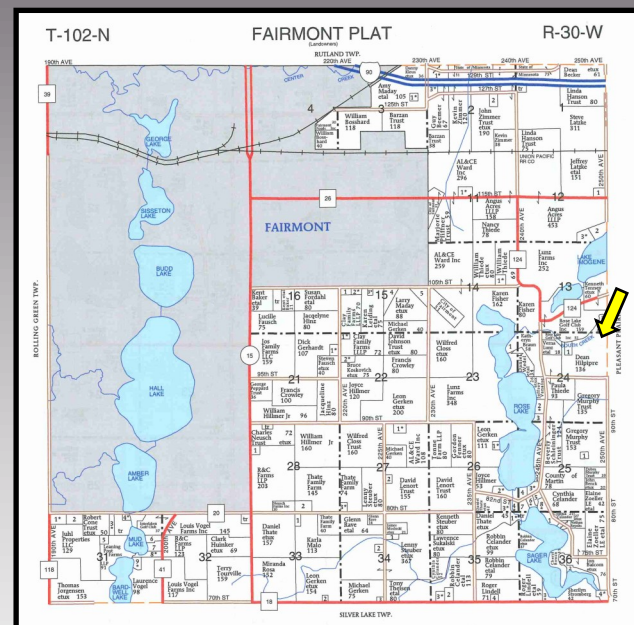
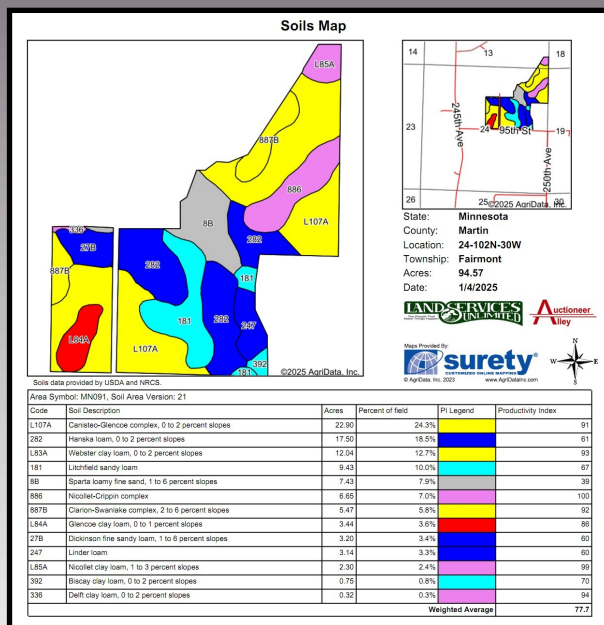
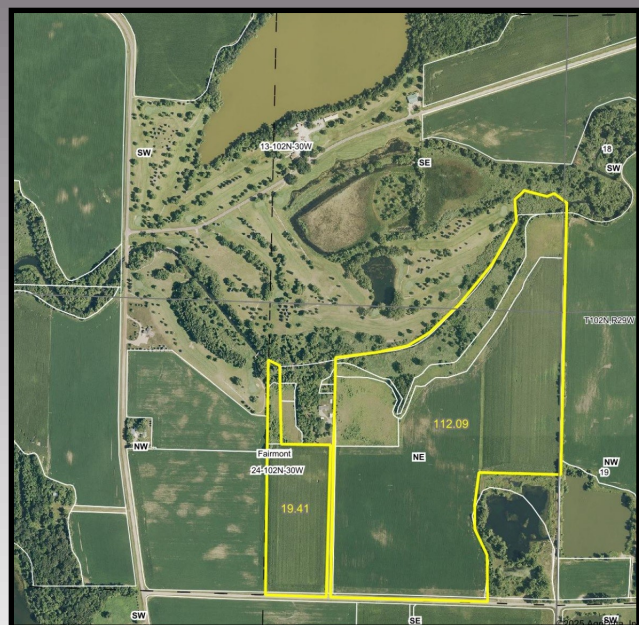
131.5 Acres +/- of Bare Farmland in Fairmont Twp., Martin Co., MN

FARMLAND AUCTION

Thursday, January 23, 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 LOCATION: From Fairmont: Go East on 115th Street for 2.5 miles, then South on 240th Avenue/245th Avenue for 2 miles, then East on 95th Street for .2 miles.

PROPERTY LEGAL DESCRIPTION: That part of the Southeast Quarter of the Southeast Quarter, of Section 13 and that part of the Northeast Quarter of Section 24, Township 102 North, Range 30 West, Martin County, Minnesota. *See full legal in farm booklet.

AUCTION SALE TERMS: The Hilpibre 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 February 28, 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: Dean Hilpibre

AUCTIONEERS NOTE:

Come ready to purchase as the Hilpibre Farm is on public auction! This farm contains both good quality tillable land and approximately 15 acres of recreational land along South Creek. Located just east of Fairmont, MN, this farm has excellent access to ethanol plants, a soybean processor and hog farm mills. Auctioneer Alley is proud to be offering the Hilpibre farm on public auction to give all local farmers and investors an equal opportunity to purchase. 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.

www.auctioneeralley.com

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