

30.30 Acre Hobby Farm ACREAGE FOR SALE



SUBJECT LOCATION: 30.30 ACRE BUILDING SITE LOCATED AT 61601 390TH STREET, BUTTERFIELD, MN 56120

SUBJECT DESCRIPTION: 1-STORY RANCH-STYLE HOME BUILT IN 1997 WITH 3 BEDROOMS, 3 BATHROOMS, FORCED/CENTRAL AIR, PARTIALLY FINISHED BASEMENT AND AN ATTACHED 2-STALL GARAGE. THIS SITE INCLUDES: A 40 X 54' MACHINE SHED, A 40' X 72' QUONSET BUILDING AND A DETACHED 20' X 26' GARAGE. THIS SITE HAS 6.72 TILLABLE ACRES, 6.12 ACRES OF PASTURE LAND AND OVER 12 ACRES OF RECREATIONAL LAND WITH A CREEK RUNNING THROUGH IT (PART OF THE WATONWAN RIVER WATER SHED).

LISTING PRICE: \$425,000.00

REAL ESTATE SALE TERMS: THE TERMS OF THIS SALE ARE BASED ON A CASH SALE WITH POSSESSION OF THE PROPERTY UPON CLOSING. THE SUCCESSFUL BUYER(S) WILL ENTER INTO A PURCHASE AGREEMENT & MAKE A 5% DOWN PAYMENT TO LAND SERVICES UNLIMITED+ TRUST ACCOUNT. CLOSING WILL BE APPROX. 45 DAYS AFTER THE SIGNING OF THE PURCHASE AGREEMENT. THIS SALE IS NOT CONTINGENT ON BUYER FINANCING AND 5% DOWN PAYMENT IS NON-REFUNDABLE. THE PARTIES SHALL MUTUALLY AGREE ON A CLOSING AGENT FOR THIS TRANSACTION(S). PROPERTY IS BEING SOLD SUBJECT TO ANY AND ALL ZONING, ENVIRONMENTAL, STATE, FEDERAL, OR ANY EASMENTS OF RECORD. ANY APPRAISAL OR LOAN FEES ARE BUYERS OBLIGATION. IT IS INTERESTED BIDDER'S OBLIGATION TO INSPECT PROPERTY PRIOR TO THEIR PURCHASE OF IT. LAND SERVICES UNLIMITED+ AND SALES STAFF REPRESENT THE SELLER IN THIS TRANSACTION. *LENDER PRE-APPROVAL LETTER REQUIRED PRIOR TO VIEWING.

ADDITIONAL PROPERTY INFORMATION:

This site is being marketed and sold by the Private Sale Method. To receive information on price, terms & other pertinent information, interested parties please contact Leah Hartung 507-236-8786 or Dustyn Hartung 507-236-7629 with Land Services Unlimited+. Call us today!



REAL ESTATE SALES STAFF

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30.30 Deeded Acres Aerial Map

