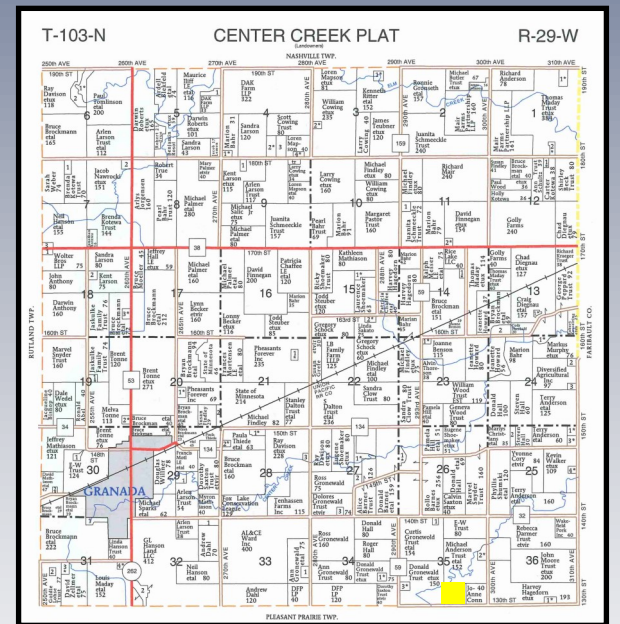
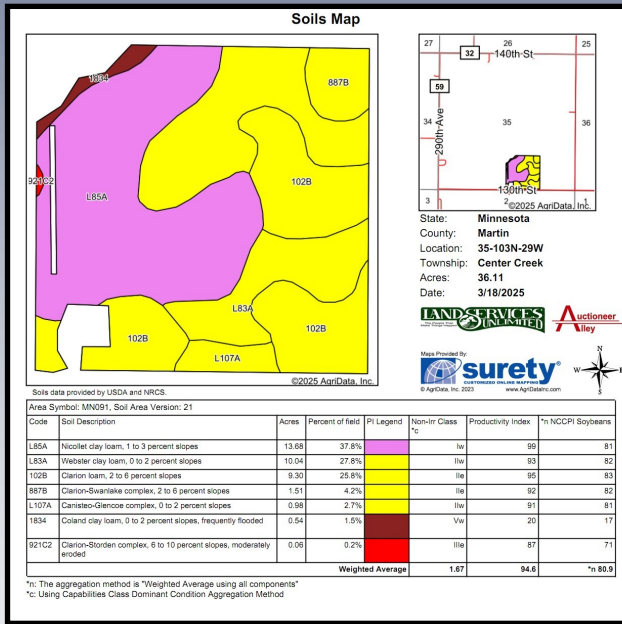


40 Acres +/- of Farmland & Building in Center Creek Twp., Martin Co., MN

# FARMLAND AUCTION

Tuesday, April 8, 2025 @ 2:00 PM

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



PROPERTY LOCATION: From Granada: Go South on Co Hwy 53 for 0.3 miles, then go East on 140th Street for 3 miles, then South on 290th Ave for 1 mile, then East on 130th Street for 0.5 miles.

PROPERTY LEGAL DESCRIPTION: Southwest Quarter Southeast Quarter (SW 1/4 SE 1/4) of Section 35, Township 103 North, Range 29 West, Martin County, Minnesota.

AUCTION SALE TERMS: The McGuire Farm will be offered for sale as one parcel on sale day, unless sufficient interest is shown in splitting off the pole barn and fenced pasture. 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 May 22, 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 & Sales Staff represent the sellers in this transaction.

## Owner: The Estate of Lawrence P. McGuire

### AUCTIONEERS NOTE:

What a neat opportunity to purchase excellent tillable farmland along with a 76'x108' pole barn! This is a great spot for a cow calf or sheep operation. The property is almost all completely fenced with wood post and 7 wire fence. The site is serviced by its own private well. The bare land carries a CPI of 94.6, one of the highest we have had an opportunity to sell! The land has good drainage with county tile and natural drainage to South Creek. Located just SE of Granada, MN, this property is in an excellent location with corn ethanol plants and a soybean processor within 20 miles. Auctioneer Alley is honored to be offering the McGuire property 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](http://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

JOHN EDMAN, LEGAL COUNSEL & CLOSING ATTORNEY



EDMAN EDMUNDSON ODGREN