

# 6.50 Acre +/- Building Site ACREAGE FOR SALE



**SUBJECT LOCATION:** 6.50 ACRE +/- BUILDING SITE LOCATED AT 2133 70TH STREET, FAIRMONT, MN 56031

**SUBJECT DESCRIPTION:** 1-STORY RANCH-STYLE HOME BUILT IN 1974 WITH 1,498 SQ. FT. WITH 3 BEDROOMS, 2 BATHROOMS, BASEBOARD HEAT, WINDOW AC, UNFINISHED BASEMENT, AN ATTACHED 2-STALL GARAGE, VINYL SIDING AND UPDATED METAL ROOF. THIS SITE INCLUDES AND A 45' X 80' MACHINE SHED, A 40' X 64' SHED (PREVIOUSLY USED AS A HOG BARN) AND APPROX. 30,000 BUSHELS OF GRAIN STORAGE. THE HOG OPERATION WAS USED AS A 250 HEAD FARROW TO FINISH OPERATION AND INCLUDES: (1) 50' X 184' LESTER HOG BARN, WHICH IS USED IN MULTIPLE FACETS. THE NORTH END IS A GESTATION BARN WITH 3 ROWS OF STALLS AND 1 ROW OF STALLS AND OPEN PENS. IT ALSO INCLUDES 3 FARROWING ROOMS WITH 10 CRATES PER ROOM ALONG WITH NURSERY AND HOT DECK SPACES FOR ISO-WEANS. ON THE SOUTH END OF THE BARN IS AN OFFICE. THE GESTATION BARN HAS AN 8' PIT WITH THE FARROWING AND NURSERY ROOMS HAVING A 2' FLUSH PIT. BARN #2 IS A 46' X 196' LESTER GROWER TO FINISH BARN, WHICH INCLUDES (3) 200 HEAD FINISHING ROOMS, (2) GROWER ROOMS AND (1) GILT ISO ROOM. THIS BARN HAS AN 8' MANURE PIT FOR YEAR-ROUND STORAGE.

**LISTING PRICE:** \$250,000.00

**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 EASEMENTS 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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