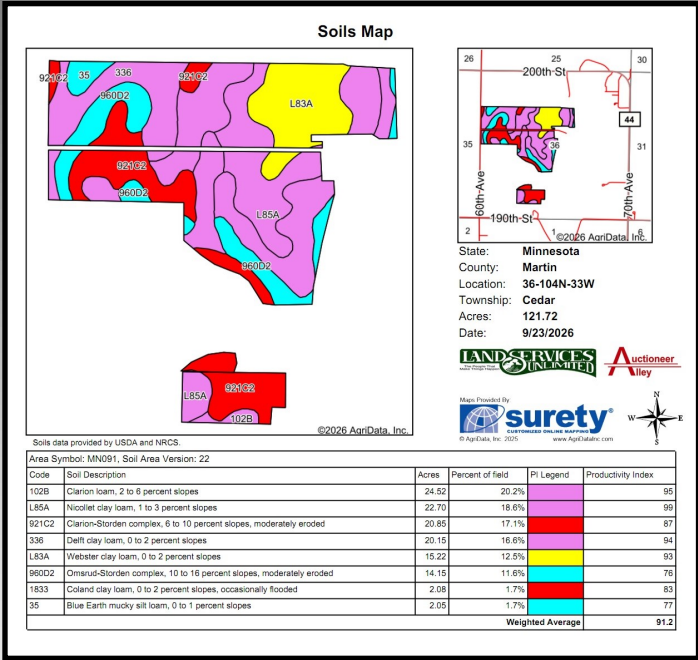
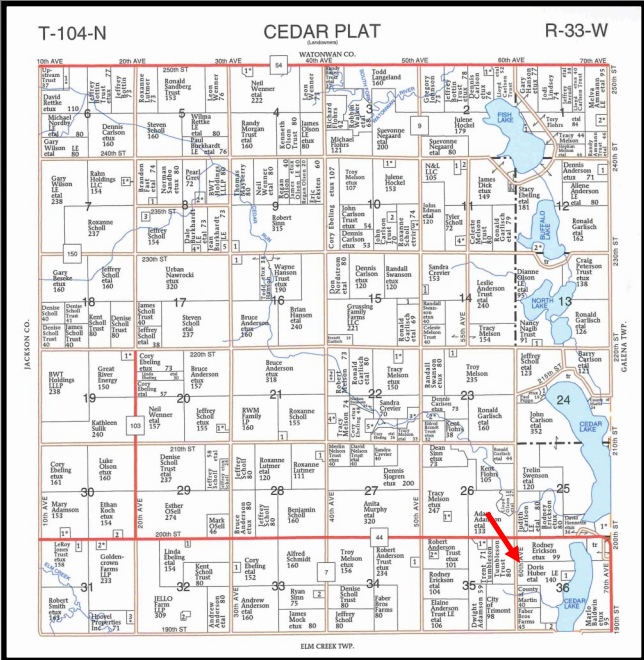
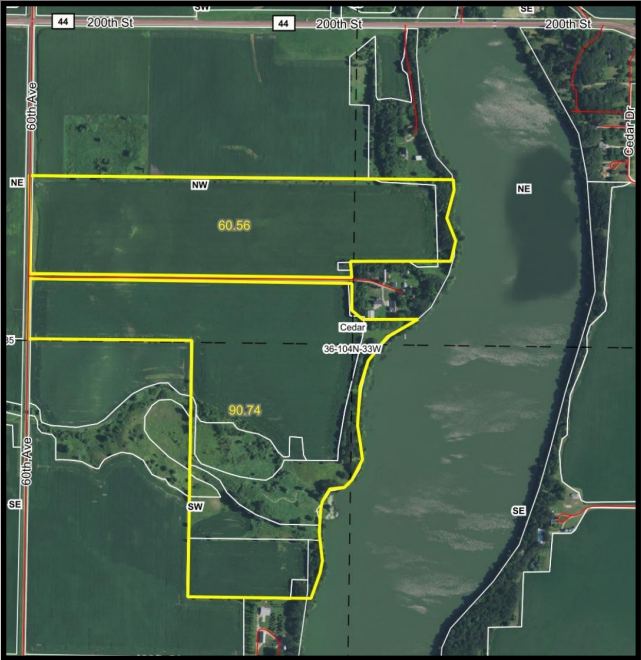


151.3 Acres +/- of Martin County Land

PRIVATE LISTING FOR SALE



SUBJECT LOCATION: 151.3 Acres +/- located in Section 36 of Cedar Township, Martin County, MN. From the west edge of Trimont, MN on Main St W, turn north on County HWY 44 and follow it for 2 miles, then south on 60th Ave for .25 miles.

LEGAL DESCRIPTION: All of Government Lot 5 (Except South 10 Ac), All of Government Lot 6 and All of Government Lot 7 lying south of the east and west 1/8 Section line of the NW 1/4 produced to the shore of Cedar Lake (with exceptions) all in Section 36 of Cedar Township, Martin County, MN T104N, R33W.

REAL ESTATE SALE TERMS: The successful Buyer will enter into a purchase agreement & make a 10% down payment to Land Services Unlimited+ Trust account at the signing of the purchase agreement. The unpaid balance shall be due and payable in full 45 days after the signing of the purchase agreement. This sale is NOT CONTINGENT ON BUYER FINANCING and 10% down payment is NON-REFUNDABLE. 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 2027 by the Buyer. Seller will keep all 2026 farm income and pay all 2026 real estate 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. This sale is subject to the seller's approval. Land Services Unlimited+ represent the sellers in this transaction.

NOTES: Land Services Unlimited is excited to be offering this very unique and intriguing property for sale! This property has something for everyone! The property consist of 121.72 FSA tillable acres, recreational and pasture land, and is located on the west side of Cedar Lake. The farm carries a strong 91.2 CPI and is gently rolling to rolling in topography making it great for shedding excess water. Located just west of Trimont MN, this property has great access to local grain markets. Whether you are a farmer or an investor, this farm would make a great addition to your investment portfolio. 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.

LISTING PRICE: \$1,300,000



ADDITIONAL PROPERTY INFORMATION:

This parcel is being marketed and sold by the Private Sale Method. To receive more information interested parties please contact Dustyn Hartung 507-236-7629 or Leah Hartung 507-236-8786 with Land Services Unlimited+ Call us today!



REAL ESTATE SALES STAFF
DUSTYN HARTUNG 507-236-7629 KEVIN KAHLER 507-920-8060
LEAH HARTUNG MN Broker #40416719 Cell # 507-236-8786

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