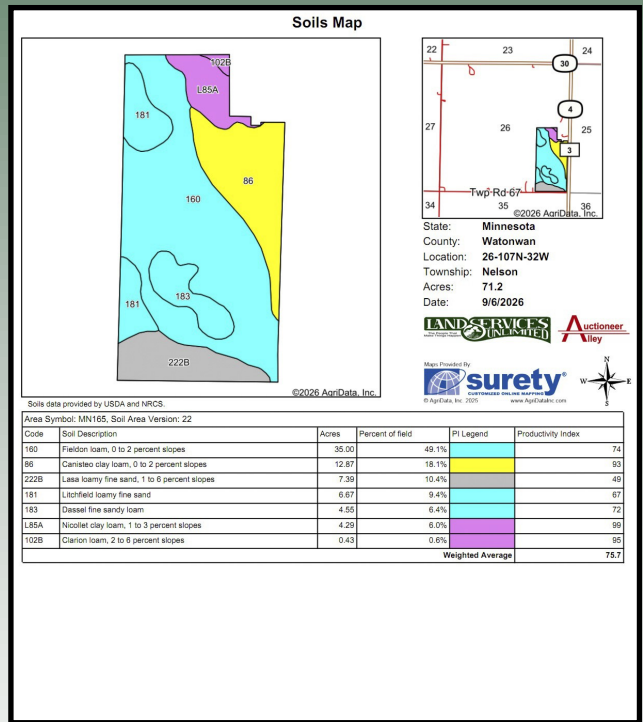
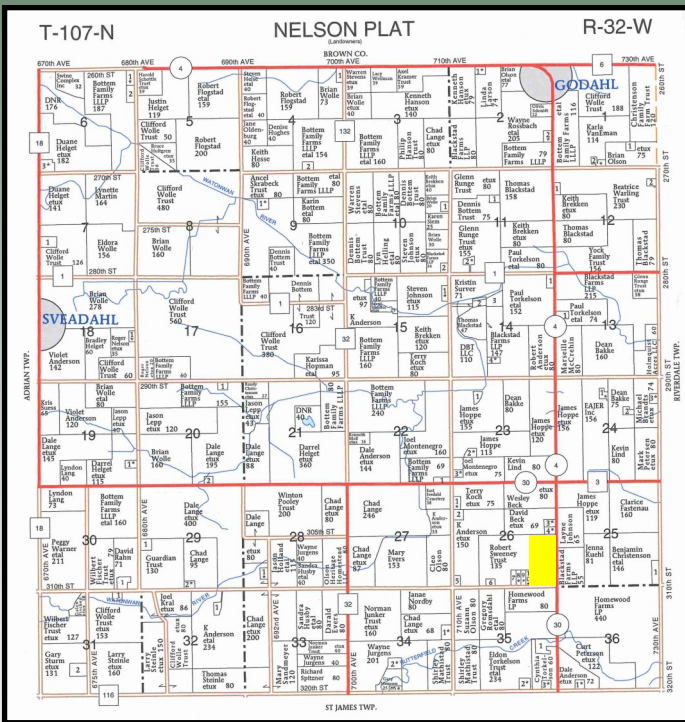


# 74.12 Acres +/- of Watonwan County Land

# PRIVATE LISTING FOR SALE



**SUBJECT LOCATION:** 74.12 Acres +/- located in Section 26 of Nelson Township, Watonwan County, MN approximately 3 miles North of St. James, MN on State Hwy 4.

**LEGAL DESCRIPTION:** E 1/2 of SE 1/4 Less 5.88 AC in NE 1/4 of SE 1/4 of Section 26 of Nelson Township, Watonwan County, MN T107N, R32W.

**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 pleased to present 74.12 +/- Acres of Watonwan County, MN farmland. This farm includes 71.20 FSA NHEL cropland acres. The farm carries a 75.7 CPI and is level in topography. The land had been enrolled in CRP up until now, but the contract was recently terminated by the Sellers. Buyer will be able to farm the property in 2027. Located just 3 miles north of St. James, MN, farmland has excellent access on Hwy 4. 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:** \$480,000



## 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

[www.landservicesunlimited.com](http://www.landservicesunlimited.com)