

320 Acres +/- of Farmland, Pasture & Building Site in Galena Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN. If you are bidding by phone, please contact us 48 hrs. prior to the auction to make arrangements! *Watch website for updates!

PROPERTY LOCATIONS:

Building Site Address: 2188 120th Ave, Trimont, MN 56176

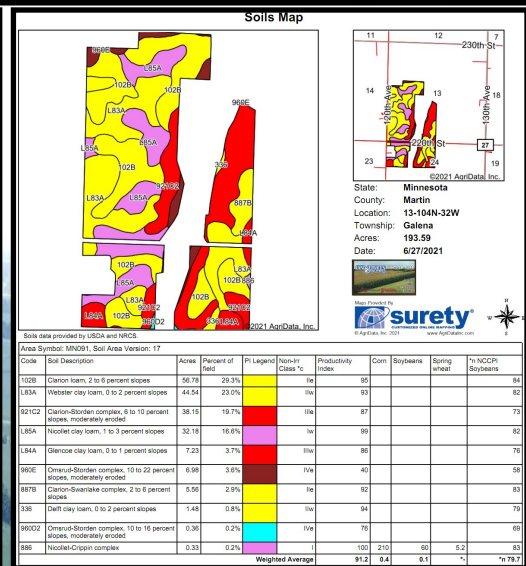
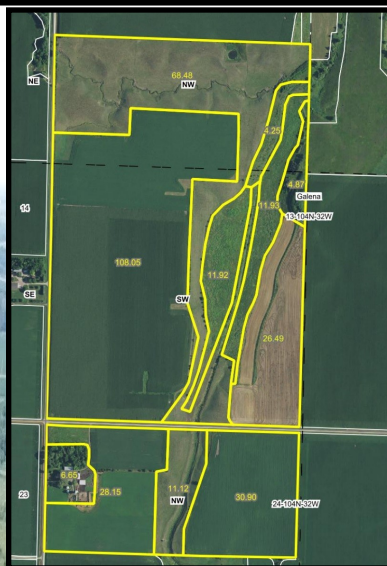
From Trimont, MN 3 miles north on State HWY #4 to 220th St, then east 3 1/2 miles.

From Welcome, MN 9 miles north on County Road #27 to 220th St, then west 1/2 mile.

PROPERTY LEGAL DESCRIPTIONS:

320 Deeded Acres located in the S 1/2 of the NW 1/4 and the SW 1/4 Section 13, Township 104 North, Range 32 W

& the N 1/2 of the NW 1/4 Section 24, Township 104 North, Range 32 W Martin County, Minnesota.



AUCTION SALE TERMS:

The Hatch farm will be offered in multiple parcels with the acreage being one of them and in combinations on our multi parcel board bidding system. Please review farm booklet for specific details. If the farm is sold in separate parcels to separate Buyers, the Sellers will have the dividing boundary line marked. All bidders must register for a bidding number prior to bidding. 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 September 12, 2021 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% buyers premium added on to 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. Seller will pay all of 2021 property taxes. Buyer will be responsible for 2022 real estate taxes and thereafter. Seller will keep all of the 2021 farm rent. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer's. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect the property prior to their purchase of it. **THERE WILL BE AN OPEN HOUSE FOR THE ACREAGE ON JULY 29TH FROM 5PM-7PM OR BY APPT WITH DUSTYN HARTUNG 507-236-7629.** Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley/Land Services Unlimited+ & Sales Staff represent the sellers in this transaction.

ONLINE BIDDING OPTION:

For those parties that do not wish to attend the auction in person, you can use our online bidding option via Zoom. Please contact us to register for the online option AT LEAST 48 hours ahead of the auction. For those that wish to participate, but do not have access to an internet connection and would rather bid by phone, that can be arranged as well by calling Auctioneer Alley & Land Services Unlimited at 507-238-4318 at least 24 hours ahead of the auction to register and make arrangements. This property will be offered LIVE by public auction. Those parties bidding online or by phone will be required to wire transfer the earnest money and sign the purchase agreement the day of the auction. There will be a 2% Buyer's Premium charged to those bidding online

AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Hatch Family as this is a great opportunity to buy good farmland and hard to find pasture in Martin County! If you are considering the purchase of farmland to add to your investment portfolio, this is an auction you will want to attend! 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. Auctioneers & sales staff are representing the sellers. This auction is open to the public and we look forward to seeing you there! Respectfully, Dustyn Hartung and Sales Staff.

Owners: Hatch Family

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629

www.auctioneeralley.com

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL, DAN PIKE & SCOTT CHRISTOPHER



105 S State Street, Fairmont, MN 56031-507-238-4318

E Z ERICKSON, ZIERKE,
K M KUDERER & MADSEN, PA

DARIN G. HAUGEN, LEGAL COUNSEL & CLOSING ATTORNEY