

# 155.99 Acres +/- in Tenhassen Twp, Martin Co., MN **FARMLAND AUCTION**

**Friday, November 12, 2021 @ 10:00 AM**

**SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 1st Street, Fairmont, MN.**

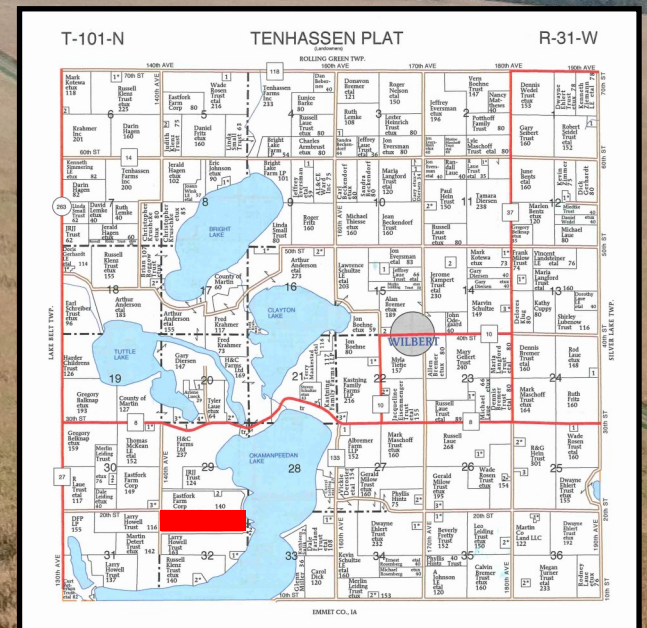
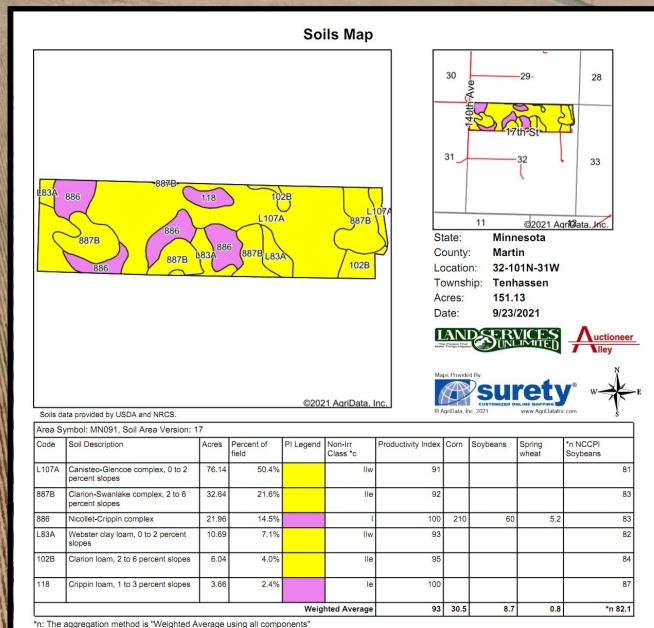
**\*Watch website for updates!**

## **PROPERTY LOCATION:**

**From Ceylon, MN go 1/2 mile East on MN-263, then South on 130th Avenue for 1/4 mile, then East on 30th Street for 1 mile, then south on 140th Avenue for 1 mile.**

## **PROPERTY LEGAL DESCRIPTION:**

**155.99 Acres +/- in the N 1/2 of NW 1/4 and the NW 1/4 of the NE 1/4 & Government Lot 5 and the North Five Acres of Government Lot 4 in Section 32 & Government Lot One of Section 33 of Township 101 North, Range 31W, Martin County, Minnesota (See booklet for full legal description & exceptions).**



## **AUCTION SALE TERMS:**

The Korolewski & Steenhard farm will be offered for sale as one parcel. Please review the farm booklet for specific details. 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 December 21, 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 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. Seller will pay all of 2021 real estate 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 the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend sale day and would like to bid by phone please make arrangements with sales staff 24 hours ahead of the auction. 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.

## **AUCTIONEERS NOTE:**

We are excited to have the opportunity to work for the Korolewski & Steenhard Family as this is a great opportunity to buy some excellent farmland in Martin County! This farm has a great CPI of 93 and offers lake access on Okamanpedan Lake! This parcel will make an excellent addition to your investment portfolio, whether you are a farmer or an investor! 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.

**Owners: Leanne Korolewski Trust & Joyce Steenhard**

## **ADDITIONAL PROPERTY INFORMATION:**

**GO TO OUR WEBSITE AT [WWW.LANDSERVICESUNLIMITED.COM](http://WWW.LANDSERVICESUNLIMITED.COM) OR CALL DUSTYN HARTUNG 507-236-7629**

**[www.auctioneeralley.com](http://www.auctioneeralley.com)**

## **AUCTIONEERS AND SALES STAFF**

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**E Z ERICKSON, ZIERKE,  
K M KUDERER & MADSEN, P.A.**

**DARIN G. HAUGEN, LEGAL COUNSEL & CLOSING ATTORNEY**