

121 Acres +/- in City Limits of Windom, MN FARMLAND AUCTION

With Commercial Potential!

Wednesday, November 16th, 2016 @10:00 A.M.

Sale Location: This auction will be held at the Windom Community Center, 1750 Cottonwood Lake Dr, Windom MN



LOCATION OF FARM: This parcel of farmland is located in the city limits on the South East edge of Windom, MN.
LEGAL DESCRIPTION: All that part of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 36, Township 105, Range 36, lying East of the Easterly right-of-way line of the Chicago, St. Paul, Minneapolis and Omaha Railway Company and North of Trunk Highway No. 71, containing 45.7 acres, more or less AND Lots 14, 15, 22, 23, 24, 26 and 27 of County Auditor's Plat No. 14 in the City of Windom, MN con-



taining 121 acres +/- **TERMS:** 20% down the day of the auction, which will be made out to the Johnson, Berens, and Wilson Trust Account and cashed on Wednesday, November 16, 2016. Balance is due on or before December 16, 2016, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any easements including road, drainage, utility, or other easements of record. The deed is subject to a Restrictive Covenant providing for no sales of petroleum, petroleum products and tires and no use for retail storage units. Seller will pay all of 2016 real estate taxes and any assessments of record will be paid on the day of auction due in 2016. Buyer will pay real estate taxes due in 2017 and thereafter. Any new assessments of record after the day of the auction will be the responsibility of the Buyer. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to bidding. The new buyer will have possession of farm once the 2016 crop is removed. Those wishing to bid by cell phone must make arrangements with members of auction staff prior to 8:00 A.M. on auction day. **INSPECTION:** Anytime by appointment with Kevin Kahler 507-920-8060 or Dustyn Hartung 507-236-7629. Pre-auction booklets containing soil and county maps, FSA information, air photos, and assessor information are available at our Fairmont office or online a www.landservicesunlimited.com. **AUCTIONEERS NOTE:** We are honored to have the opportunity to work for the Gilmore Family, as this is a nice opportunity to buy some bare farmland with some woods and pasture along the Des Moines River. The farm also has nice developmental opportunities being located just off of US Hwy 71 in the South East corner of Windom, MN. The family has chosen the auction method to give friends, neighbors and investors all an equal opportunity to buy their farmland. The property has been well farmed by the family. 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 actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and sales staff are representing the seller. This auction is open to the public and we look forward to seeing everyone there!

OWNER:

CLAIR GILMORE TRUST

AUCTIONEERS AND SALES STAFF

KEVIN KAHLER-507-920-8060

DUSTYN HARTUNG-507-236-7629

ALLEN KAHLER-CAI-MN/IA Broker #RA-41579 & B57538000

RYAN KAHLER, DOUG WEDEL & DAN PIKE

James Wilson of Johnson, Berens & Wilson-Attorney & Closing Agent



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