

460 Acres +/- in Rolling Green Twp, Martin Co., MN PRIME FARMLAND AUCTION

Thursday, June 22nd, 2017 @ 7:00 P.M.

Sale Location: This auction will be at the Fairmont Knights of Columbus at 920 E 10th St in Fairmont, MN.
Watch for auction signs the evening of the sale.



PROPERTY LOCATION:

These parcels are located just SW of Fairmont, MN on 190th Ave and 70th St. or from I-90 Exit 99 6 miles South on County RD 39 or 190th Ave.

PROPERTY LEGAL DESCRIPTION:

- PARCEL #1: The SE 1/4 36-102-31 excepting 10 acre building site. Containing 150 Acres +/-
- PARCEL #2: The NE 1/4 36-102-31 excepting 10 acre building site. Containing 150 Acres +/-
- PARCEL #3: The E 1/2 of the SW 1/4 36-102-31. Containing 80 Acres +/-
- PARCEL #4: The W 1/2 of the SW 1/4 36-102-31. Containing 80 Acres +/-

AUCTION SALE TERMS:

The sale is subject to cropland lease for the 2017 crop year. Buyer(s) will be assuming the landlord's interest in said lease. Rent will be prorated for the 2017 crop year. Further information will be available at the auction or call Dustyn Hartung 507-236-7629. Properties will be offered as 4 parcels via our Multi-Parcel board bidding system. The Buyer(s) will enter into a purchase agreement and make a 20% down payment the evening of the auction, which will be made out to the Edman & Edman Trust Account and cashed on Friday, June 23, 2017. Balance is due on or before Thursday, August 10, 2017, 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. Seller will pay first half of 2017 real estate taxes and any assessments of record will be paid on the evening of auction due in 2017. Buyer will pay second half of real estate taxes due in 2017 and thereafter. Any new assessments of record after the evening 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 their purchase of it. The new buyer will have possession of farm once the 2017 crop is removed. Cross tile easements will be given if property is sold to multiple buyers. Those wishing to bid by cell phone must make arrangements with members of auction staff prior to 12:00 P.M. on auction day. Any statements made at the auction may take precedence over any printed information. Auction Company and Sales Staff represent the seller in this transaction.

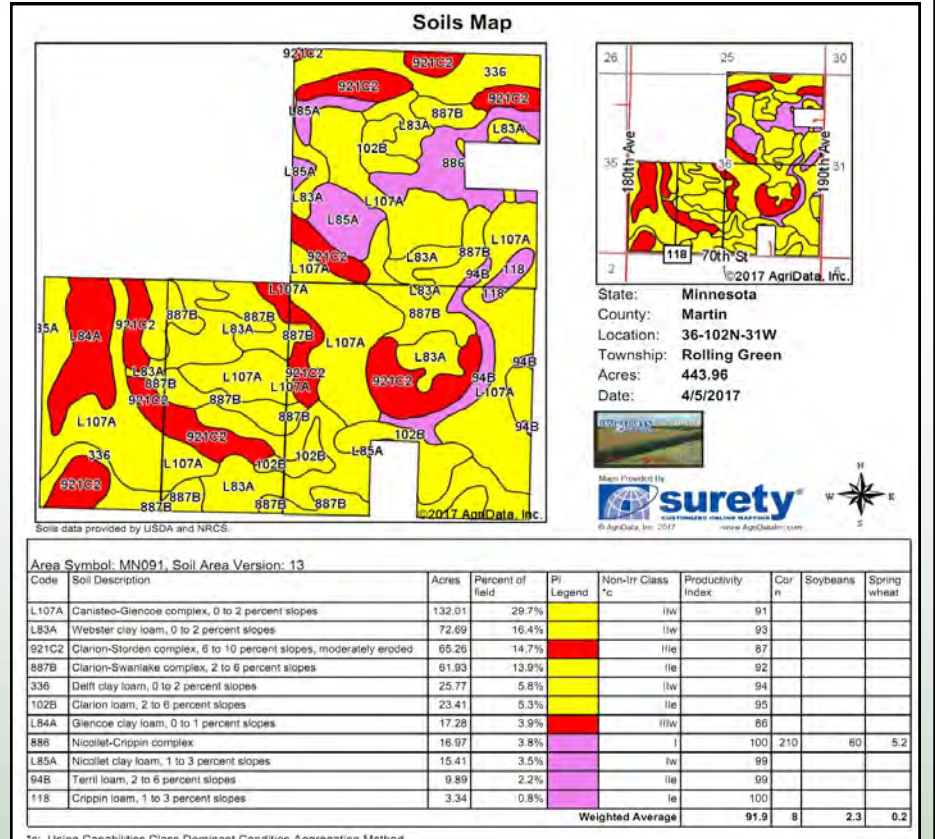
ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629, KEVIN KAHLER 507-920-8060 OR ALLEN KAHLER 507-764-3591.

AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Milbrandt Estate, as this is an excellent opportunity to buy some very good Martin County Farmland. If you are considering the purchase of farmland to add to your investment portfolio this is an auction you will want to attend! The property has been very well farmed by the current tenant, he would make an excellent tenant for the new Buyer(s). 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!

www.landservicesunlimited.com



OWNER:

MARLIN MILBRANDT ESTATE

AUCTIONEERS AND SALES STAFF

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