

63 Acres +/- in Fox Lake Twp, Martin Co., MN **HUNTING LAND AUCTION**

Thursday, January 18th, 2018 @ 10:00 AM

In case of very inclement weather—blizzard, please check our website at www.auctioneeralley.com for details.

SALE LOCATION: Auction will be held at the Knights of Columbus Hall-920 East 10th Street, Fairmont, MN. Watch for Auction Signs Day of Sale!



AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Larson Family as this is an excellent opportunity to buy some Hunting and/or Recreational Land. Please come prepared to purchase as the sellers have chosen the auction method to market this land. 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 & sales staff are representing the sellers. This auction is open to the public! We look forward to seeing everyone there! Thank you, Dustyn Hartung & Associates Auction Company.

PROPERTY LOCATION: The subject property is located approx. 4 miles North of Welcome, MN on Highway 263.

PROPERTY LEGAL DESCRIPTION:

SUBJECT PROPERTY: 63 Acre Tract in the NE 1/4 & N 1/2 SE 1/4 Section 12 of Fox Lake Township, Martin County, Minnesota T103N, R32W.

SALE TERMS:

Property is being sold subject to the existing RIM & CREP program contract agreements. This land will be transferred to the new buyer subject to those agreements and the buyer agrees to be liable to comply with the terms of said RIM and CREP contracts and maintain the property in compliance with the terms of the agreements. All bidders must register for a bidding number at the auction 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 February 19, 2018, 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. Buyer will be responsible for 2018 real estate taxes and thereafter. 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 interested bidder's obligation to inspect property prior to their purchase of it. 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 and Sales Staff represent the sellers in this transaction.

ADDITIONAL PROPERTY INFORMATION:

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



OWNERS:

LARSON BROTHERS

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629 LIC #46-14

ALLEN KAHLER-CAI-MN Broker #RA-415792

KEVIN & RYAN KAHLER

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