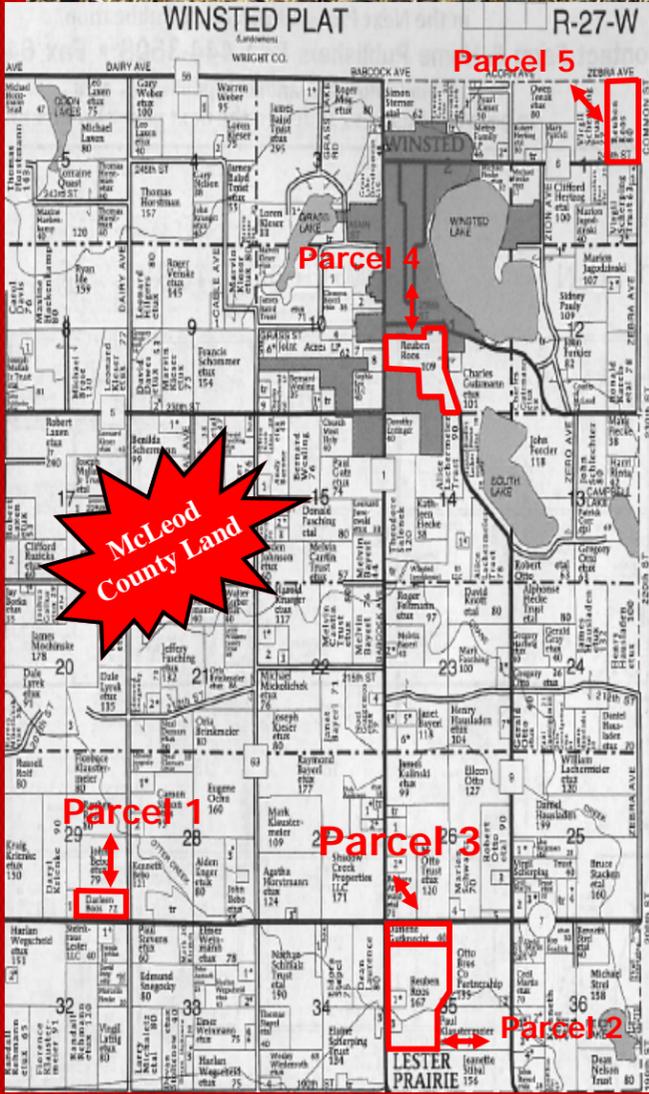


603.60 Acres McLeod & Wright County Farm Land / Development Land ONLINE REAL ESTATE AUCTION

Sells In 7 Parcels

Online Bidding Ends

Thursday, February 26, 2015 1:00 p.m.



Parcel 6: 86.94 +/- Acres
PID: Part of 215-100-032400
Legal: Sect-03 Twp-119 Range-025 W 1/2 NE 1/4, and E 1/2 SE 1/4 NW 1/4.
2014 Real Estate Taxes: \$5,064 Based on 131.94 Acres Non-Homestead
Zoned: Agricultural

Parcel 7: 80.00 +/- Acres
PID: 215-100-033400 and part of 215-100-032400
Legal: Sect-03 Twp-119 Range-025 SE 1/4 SW 1/4 Except 5 acres, and NE 1/4 SW 1/4, and W 5 acres of NE 1/4 SE 1/4.
2014 Real Estate Taxes: : \$5,596.00 Based on 166.94 Acres Non-Homestead
Zoned: Agricultural

Parcel 1: 51.29 +/- Acres
PID: Part of 14.029.0650
Legal: Sect-29, Twp-117, Range-027 South 59 Rods of the SE 1/4, Except 1 AC CRY in the SE Corner and Except 1.5 Ac and Except S 945' of W 345' of SW 1/4 of SE 1/4 and Except W 345' of W 34.85 Rods of SE 1/4.
2014 Real Estate Taxes: \$3,366.00 Total for 72.02 AC Non-Homestead
Zoned: Agricultural

Parcel 2: 167.03 +/- Acres
PID: 14.035.1250, 14.035.1000, 14.035.0850
Legal: S 1/2 N 1/2 NW 1/4, and S 1/2 NW 1/4 Except S 527.88' of W 825.17', and W 25 AC of NE 1/4 SW 1/4, and NW 1/4 SW 1/4 Except 7.97 AC.
2014 Real Estate Taxes: \$8,640.00 Non-Homestead
Zoned: Agricultural

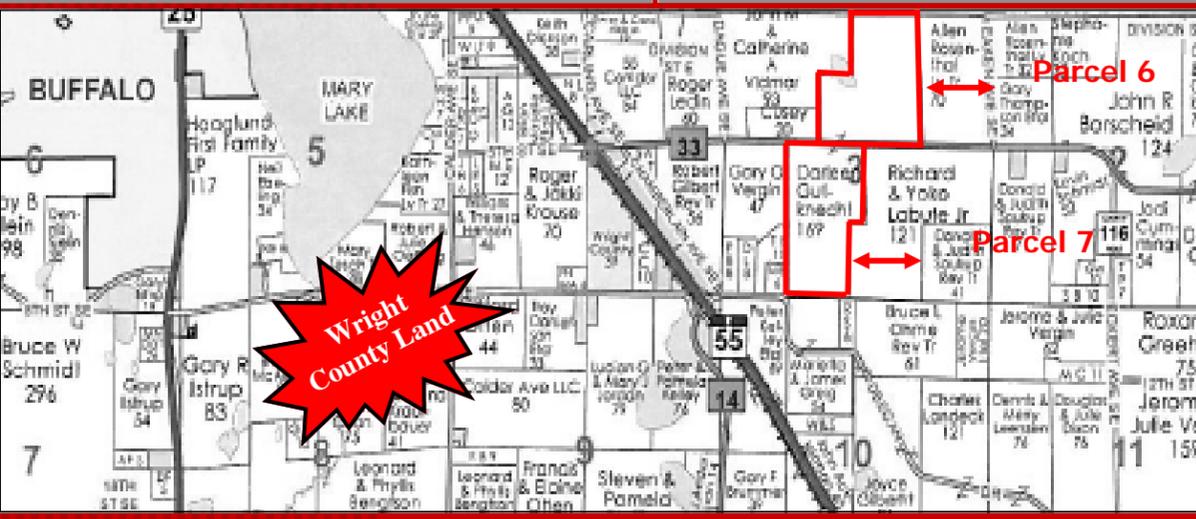
Parcel 3: 40.00 +/- Acres
PID: 14.035.1200
Legal: Sect-35 Twp-117 Range-027 N 1/2 N 1/2 NW 1/4
2014 Real Estate Taxes: \$1,988.00 Non-Homestead
Zoned: Agricultural

Parcel 4: 98.84 +/- Acres
PID: Part of 14.011.0300
Legal: Sect-11 Twp-117 Range—027 N 1/2 SW 1/4 Except RR, and SE 1/4 SW 1/4, and 7.50 acres SW 1/4 SE 1/4. With exceptions.
2014 Real Estate Taxes: \$8,346.24 Total Non-Homestead
Zoned: Agricultural

Parcel 5: 79.50 +/- Acres
PID: 14.001.0100
Legal: Sect-01 Twp-117 Range-027 Gov Lot & SE 1/4 NE 1/4
2014 Real Estate Taxes: \$5,382.00 Non-Homestead
Zoned: Agricultural

The Estates of
Reuben Roos & Darleen Gutknecht

Terms & Conditions:
Bidder Registration: Although there is no obligation to bid, all prospective buyers **MUST** register to bid at www.faheysales.com. For assistance in registering call 320.864.3510.
Down Payment: \$15,000 non-refundable earnest money per parcel down on purchase agreement at the close of bidding (Thursday, February 26, 2015)
Closing: Closing on this property shall take place on or before Tuesday, March 31, 2015. Buyers wishing to close earlier will be accommodated.
Failure to close by the Buyer: If for any reason you are unable to complete the transaction, your down payment money will be forfeited.
Title: This property will be sold free & clear from any & all liens & encumbrances, but subject to any zoning, environmental, or other municipal, federal & state laws, easements, rights of way or other matters of record. Buyer to accept property in as-is condition.
Seller & Auctioneers Disclaimer: All announcements and updates made by the auctioneer on the website, shall take precedence over any previously written material or oral statements made. Conduct of the auction, increments of the bidding & decisions as to the high bidder will be at the direction & sole discretion of the auctioneer. The information contained in this brochure is subject to the inspection & verification by all parties relying on it; no guarantee, expressed or implied, is given of the information contained in the brochure. No liability for its accuracy, error or omissions is assumed by the owners or the agents. Property sells in "as is" condition. Buyer will sign an as-is addendum.
Terms: See Down Payment Information above for non-refundable earnest money per parcel down on purchase agreement at the close of bidding (Thursday, February 26, 2015). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before Tuesday, March 31, 2015 the date of closing & possession. Buyers wishing to close early will be accommodated. Buyers to have financing arrangements made prior to bidding on the auction with no contingencies of any kind accepted in the purchase agreement. A 5% buyer's premium applies to this property and shall be made part of the purchase price. **All Parcels sell by the acre times the bid. Example: 79.50 acres X \$8,000 = bid price of \$636,000 plus 5% buyers premium, = Sales Price of \$667,800.00.** 1031 tax exchange language can be included in the purchase agreement at the buyers request, however, any 1031 tax exchange shall not alter the terms, conditions, or closing date of this transaction.
Taxes: See individual Parcel. 2015 Real estate taxes to be paid **by the buyer.**
Agency Disclosure: Fahey Sales Auctioneers & Appraisers and Edina Realty represent the seller in this real estate transaction. Dual agency may apply.
Broker Participation Accepted But Not Required: A \$1,500 per parcel referral fee will be paid to the buyer's agent of that parcel, who registers their client with the auction company **prior to the client registering and bidding at www.faheysales.com.** Broker registration form and instructions can be found there. All Parcels sell subject to seller confirmation.



For more information contact
Greg Witt, Edina Realty
 320.234.0929
gregwitt@edinarealty.com

Edina Realty
 a Coldwell Banker Real Estate Company



Please register to bid prior to auction closing day.

Questions?
 Fahey Auctioneers
 320.864.3510



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