

ONLINE REAL ESTATE AUCTION

46.17 +/- Acres Meeker County

Farm Land

LOW
RESERVE

Online Bidding Ends

Tuesday, March 3, 2015 - 12:00 p.m.



46.17 +/- Acres Meeker County

Farm Land

23.43 Tillable Acres NHEL

553xx Hwy 12, Grove City, MN

East of Grove City on South Side of State Hwy 12

PID: 01-002-0001

Legal Description: N 1/2, NE 1/4 lying North of RR, Except 4.54 Acres Section 2, T-119-N, R-32-W

2014 Real Estate Taxes: \$1,030.00

Zoned: Agricultural Non-Homestead

Also included with the sale will be :

- .46 acres (PID 01-002-0002)
- A 2 rod strip on the E side of N 1/2, NW 1/4 N of RR.
- 2014 Real Estate taxes \$12.00.

The 46.17 acres will remain the same. This will be a "bonus" piece that goes with the property.

Sells with a reserve of \$1750.00 per acre and
absolute over that amount

More photos, complete terms and
online bidding at
www.faheysales.com.

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: \$5,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, March 3, 2015 at 12:00 p.m.)

Closing: Closing on this property shall take place on or before, Thursday, April 2, 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: \$5,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, March 3, 2015). Cash, personal & company checks or certified funds will be accepted. Balance in full due on or before Thursday, April 2, 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. **Property will be sold by the acre 46.17 times the bid. Example: 46.17 acres X \$2,000= bid price of \$92,340.00 plus 5% buyers premium = Sales Price of \$96,957.00. This property sells subject to seller confirmation.**

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: 2015 real estate taxes will 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 \$500 referral fee will be paid to the buyers agent that 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.

The Listing Agent for this property is Jeff Nohner
of Hometown Realty - Hutchinson, MN.

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

Edina Realty



Please register to bid prior to auction
closing day.

Questions?
Fahey Auctioneers
320.864.3510



FAHEY SALES
AUCTIONEERS & APPRAISERS

www.faheysales.com

MIN Auctioneer: 43-11-09 - Reg. WI Auctioneer: 2401-052
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