

ONLINE REAL ESTATE AUCTION

40+/- Acre Wright County

Farm Land in CRP



40+/- Acre Wright County Farm Land Presently in CRP Program

3 miles North of Howard Lake on County Road 6, then 1 mile West on 30th St. SW, then 1 1/2 miles North on Keats. West side of road.

Legal Description: South 1/2 of the South 1/2 of the Northeast 1/4, Section 8, Township 119N, Range 27W, Middleville Township.

PID: Part of R212-000-084101

Zoned: Agricultural Homestead

Could be available for 2016 crop season with pay off by the buyer. See CRP Refund Worksheet on website.

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

For more information contact
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Edina Realty

a Berkshire Hathaway affiliate



Please register to bid prior to auction
closing day.

Questions?
Fahey Auctioneers
320.864.3510



FAHEY SALES
AUCTIONEERS & APPRAISERS

www.faheysales.com

MN Auctioneer: 43-11-09 - Reg. WI Auctioneer: 2401-052
FL Auctioneer: AU4311 - MO Auctioneer: 0003



Online Bidding Ends
Tuesday, June 30, 2015 at 1:00 p.m.

XXXX Keats Avenue SW, Howard Lake, MN 55349

Marla, Richard & Gertrude Weller

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: \$10,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, June 30, 2015 at 1:00 p.m.)

Closing: Closing on this property shall take place on or before Friday, July 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: \$10,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, June 30, 2015). Cash, personal & company checks or certified funds will be accepted. Balance in full due on or before Friday, July 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. **Property will be sold by the acre 40 times the bid. Example: 40 acres x \$5,000.00 = bid price of \$200,000 plus 5% buyers premium = Purchase Price \$210,000. Property sells with reserve of \$4,200.00 per acre.**

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: 2016 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 \$1,000 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.

Turning Your Assets to Cash in a Global Market.