

ONLINE REAL ESTATE AUCTION

116.32+/- Acres Blue Earth County Farm & Commercial Development Land

Online Bidding Ends

Tuesday, September 15, 2015 at 1:00 p.m.

Mable Hagen Estate

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: \$40,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, September 15, 2015 at 1:00 p.m.)

Closing: Closing and possession on this property shall take place on or before Friday, December 4, 2015 with half of the balance due. Second half of the balance due Thursday, January 7, 2016. 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: \$40,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, September 15, 2015). Cash, personal & company checks or certified funds will be accepted. Closing and possession on this property shall take place on or before Friday, December 4, 2015 with half of the balance due. Second half of the balance due Thursday, January 7, 2016. Buyers wishing to close earlier 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 116.32 times the bid. Example: \$7,500 per acre x 116.32 acres = bid price of \$872,400 plus 5% buyers premium = Purchase Price \$916,020. **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 seller**.

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 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.



Blue Earth County Farm & Commercial Development Just West of Mankato, MN At the intersection of Hwy 60 and 169

Legal Description (Abbreviated): NW 1/4, Except 60.4 Acre Tract & NE 1/4 of SW 1/4, Except Junction West Subdivision, Except .83 Acres Hwy, and Junction West Lot 1 & 2, Except North 180' and All Lot 3 Block 1. All in Section 19, Twp-108, R-27, Southbend Township

PID: R50.08.19.326.006 & R50.08.19.100.004

Zoned: Agricultural Non-Homestead

2015 Real Estate Taxes: \$7,484.00

Current Ag Land With Great
Potential For Commercial Development

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

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

Edina Realty

a Berkshire Hathaway affiliate



Please register to bid prior to auction
closing day.

Questions?
Fahey Auctioneers
320.864.3510



FAHEY SALES
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www.faheysales.com

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