

80+/- Acres Southern Carver County, MN Farm Belle Plaine, MN



Online Bidding Ends
Monday, September 14 - 1:00 p.m.

Terms & Conditions:

Bidder Registration: Although there is no obligation to bid, all prospective buyers **MUST** register to bid at www.fahleysales.com. For assistance in registering call 320.864.3510.

Down Payment: \$25,000 non-refundable earnest money down on purchase agreement at the close of bidding (Monday, September 14, 2015 at 1:00 p.m.)

Closing: Closing on this property shall take place on or before Monday, November 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: \$25,000 non-refundable earnest money down on purchase agreement at the close of bidding (Monday, September 14, 2015.) Cash, personal & company checks or certified funds will be accepted. Balance in full due on or before Monday, November 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. **Example: 80 acres x \$9,000= bid price of \$ 720,000 plus 5% buyers premium = Sales Price of \$756,000.** 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 \$1,000 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.fahleysales.com.** Broker registration form and instructions can be found there.



Wood Shop/Chicken House
(76' x 35') (Open On East Side)



Machine Shed/Hay Storage
(76' x 35') (Open On East Side)

Real Estate Open House:

Thursday, September 10 from 5:00 p.m. to 7:00 p.m.

&

Saturday, September 12 from 10:00 a.m. to 12:00 p.m.

More photos, complete
terms &
online bidding at
www.fahleysales.com

For more information or private
showing, contact:

Joe Fahey, Jr at 952.290.0115
joefahey@edinarealty.com



Please register to bid prior to auction
closing day.

Questions?
Fahey Auctioneers
320.864.3510



FAHEY SALES
AUCTIONEERS & APPRAISERS

www.fahleysales.com

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



Real Estate Auction

The Family of Donald & Mary Flynn

13330 182nd Street, Belle Plaine, MN. 6 miles North of Belle Plaine on State Hwy 25, then right on 301st Ave 1 1/2 miles, then right on 182nd 1/4 mile. Farm on North side. Watch for signs.

80 Acres with 73.88 USDA Tillable Acres
With 3 Bedroom Home & Out Buildings

PID: 05.0170700

Legal Description: E 1/2 of SW 1/4, Section 17, Township 114, Range 025

This property subject to seller confirmation.

Main Level

- 2-3/4 Bathroom (Both on Main Level)
- Kitchen with Frigidaire Refrigerator (10' x 11')
- Gas Range & Dishwasher
- Laundry Room (9'4" x 6'5") With Whirlpool Washer & Dryer
- Living Room (23' x 14')
- Dining Room (15'10" x 12'5") (New Linoleum 2014)
- Bedroom (16' x 13'10")

Full Basement With Concrete Floor;
Water softener;
Water Heater -2003 Energy Saver

Second Level

- Bedroom (9'4" x 8')
- Bedroom (8'4" x 11'6")
- Den (11'6" x 14')



Machine Shed (96' x 40') with Interior 24' x 40' Concrete Slab,
Over Head 10' x 10' Door with Opener, Sliding 12' x 19' Doors

Turning Your Assets to Cash in a Global Market.