

93.38+/- Acres Tyrone Township

LeSueur County Auction

Farm Land



The Family of Verle & Vivian Tilley

27xxx 290th Street, LeSueur, MN 56058

Located in Section 10 Tyrone Township

One mile South of MN Hwy 19 on US Hwy 169,
then one mile East on County 118 (290th St.).

South side of road.

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: \$20,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, November 3, 2015 at 1:00 p.m.)

Closing: Closing on this property shall take place on or before Tuesday, December 15, 2015. At the buyers request a closing date the first week of January 2016 will be acceptable. 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: \$20,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, November 3, 2015 at 1:00 p.m.) Cash, personal & company checks or certified funds will be accepted. Balance in full due on or before Tuesday, December 15, 2015 the date of closing & possession. At the buyers request a closing date the first week of January 2016 will be acceptable. Buyers wishing to close earlier will be accommodated. 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. **This property sells by the acre 93.38 times the bid. Example: 93.38 acres x \$7200 = bid price of \$672,336.00 plus 5% buyers premium = Sale Price of \$705,952.80.** 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 \$1500.00 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.

This property sells subject to seller confirmation.

Bidding ends

Tuesday, November 3, 2015 - 1:00 p.m.

Well Tiled. Good Soils. Almost All Tillable.

PID: 12.010.0300

Legal Description (brief): N 60 acres of W 1/2, NW 1/4, except 6.62 acres and SE 1/4, NW 1/4 all in Section 10, Township 112, Range 25

2015 Real Estate Taxes: \$5418.00

Ag non-homestead

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

For more information or a
private showing, contact
Greg Witt, Edina Realty
320.234.0929
gregwitt@edinarealty.com



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
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