

68.74+/- Acres Wright County Land Buffalo, MN

Private
Confidential
Online
Bidding

Tillable - Ponds - Wooded

Bidding ends Wednesday, October 14, 2015 - 6:00 p.m.



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 (Wednesday, October 14, 2015 at 6:00 p.m.)

Closing: Closing on this property shall take place on or before Wednesday, November 18, 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 (Wednesday, October 14, 2015 at 6:00 p.m.) Cash, personal & company checks or certified funds will be accepted. Balance in full due on or before Wednesday, November 18, 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. **This property sells by the acre 68.74 times the bid. Example: 68.74 acres x \$5500 = bid price of \$378,070 plus 5% buyers premium = Sales Price of \$396,973.50.** 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 1.5% 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.

Edina Realty

Rita K. Marschel and Family
2927 Hwy 25 SE, Buffalo, MN 55313

- **Approx. 23 Acres Tillable**
(rented for 2016 crop season - buyer to assume rental contract)
- **22 Acres of Woods & Trails**
- **Lots of Deer and Wildlife**
- **Options to Build Your Dream Home**
- **Two Building Entitlements Possible**
- **Currently has Four Car Garage and Well**
- **22 Acres of Pond & Wet Lands**
- **Hwy Frontage**
- **Located on Blacktop Road**

PID: 215-100-184400

Legal (brief): 68.74 acres in the South ½ of the SE ¼, Section 18, Township 119, Range 25

Zoned: Residential multi family

2015 Real Estate Taxes: \$1856.00

Zoned: Agricultural residential single family

Complete terms and online bidding at
www.faheysales.com

Please register to bid prior to auction closing day.

Questions?
Fahey Auctioneers - 320.864.3510

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FAHEY SALES
AUCTIONEERS & APPRAISERS

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