

70.49+/- Acre Western McLeod County Farm Land

Real Estate Auction

Online Bidding Ends

Tuesday, November 10 - 1:00 p.m.

**Well Tiled, Productive Land that has been surveyed in
Lynn Twp—McLeod County.**

- **51.44 USDA tillable acres**
- **Extensive tiling in 2013 & 2014**
- **Located at Vale Ave & CR 18 (150th St.)**

Legal Description: East half of Southeast 1/4, Section 21, T-116-W, Range-30- N, with two exceptions as noted by survey. Lynn Township, McLeod County.

PID: 09.021.0550 and 09.021.0650

2015 Real Estate Taxes \$1,216.00 Ag Homestead



Tuesday, November 10, 2015.

1:00 p.m.

ONLINE ONLY

REAL ESTATE AUCTION

70.49 +/- Acre McLeod County Minnesota Farm Land well tiled,
good producing 51.44 tillable acres. Section 21, Lynn Township.

15XXX Vale Avenue,

Hutchinson, MN 55350.

Jeremy and Marie Nowak, owners.

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: \$15,000 non-refundable earnest money per parcel down on purchase agreement at the close of bidding (Tuesday, November 10, 2015 at 1:00 p.m.)

Closing: Closing on this property shall take place on or before Friday, December 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: \$15,000 non-refundable earnest money per parcel down on purchase agreement at the close of bidding (Tuesday, November 10, 2015). Cash, personal & company checks or certified funds will be accepted. Balance in full due on or before Friday, December 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. **Land will be sold by the acre 70.49 times the bid. Example: 70.49 X \$4,500 winning bid = \$317, 205 plus buyers premium of 5% = Sale price of \$330, 065.25.**

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 have been paid **by the seller.**

Agency Disclosure: Fahey Sales Auctioneers & Appraisers and Princeton Realty represent the seller in this real estate transaction. Dual agency may apply.

Broker Participation Accepted But Not Required: A broker referral fee of \$1500 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.



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

For more information
or private showing, contact

Greg Witt

Edina Realty.

gregwitt@edinarealty.com
320.234.0929



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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