

154.66 Acres Southern Meeker Farm Land

County Road 18 and Highway 22

REAL ESTATE AUCTION

Online Bidding Ends Tuesday, November 29 at 1:00 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 320.854.3510.

Down Payment: \$25,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, November 29, 2016 at 1:00 p.m.)

Closing: Split closing. Half of sale price due on or before December 28, 2016. The second half due on or before January 13, 2017. 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 (Tuesday, November 29, 2016). Cash, personal & company checks or certified funds will be accepted. Split closing. **Half of sale price due on or before December 28, 2016. The second half due on or before January 13, 2017.** 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 6% buyer's premium applies to this property and shall be made part of the purchase price. **Land will be sold by the acre 154.66 times the bid.** Example: 154.66 X \$4,000 winning bid = \$618,640.00 plus buyer's premium of 6% = Sale price of \$655,758.40. The sale is subject to the seller's 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: 2016 real estate taxes paid by 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 broker referral fee of \$1,500 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.



154.66 Acres of Southern Meeker County Farm Land County Road 18 and Hwy. 22

- **Legal Description:** North 1/2 of the NE 1/4 and North 1/2 of the NW 1/4, except 3 acres and except Hwy. Section 31, Township 118, Range 30
- **PID:** #08-0387000 and #08-0389000
- **Deeded Acres:** 154.66 total deeded acres, 139.74 USDA tillable acres., CPI 75.50 West half, 78.20 East half
- 2016 real estate taxes \$5,960.00 (Agricultural non-homestead)

**Tuesday, November 29, 2016
at 1:00 p.m.**

REAL ESTATE AUCTION

Includes 139.74 acres tillable farm land, woods, wildlife!
Hwy frontage on State Hwy 22 and County Hwy 18.
Located in the North Half of the North Half of Section 31,
Township 118-N Range 30-W, Ellsworth Township,
Meeker County Minnesota. Janice & Robert Otto, owners.

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

For more information
or private showing, contact

Greg Witt

Edina Realty.

gregwitt@edinarealty.com

320.582.1101



Please register to bid prior to auction
closing day.

Questions?
Fahey Auctioneers
320.854.3510



FAHEY SALES
AUCTIONEERS & APPRAISERS

www.faheysales.com

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