

80 Acres McLeod County Farm Land

Beautiful Building Site

4125 100th Street, Glencoe, MN

**80 Acres of McLeod County farm land
with beautiful building site
4125 100th Street, Glencoe, MN**

- **Legal Description:** North 1/2 of the NE 1/4, Section 21, Township 115, Range 27
- **PID:** #07.021.0100
- **Deeded Acres:** 80 deeded acres. 55.37 USDA tillable acres plus 6.44 acres in CRP (buffer strip). 61.81 total.
- **Taxes:** 2016 real estate taxes \$4,968.00, Agricultural non-homestead

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: \$20,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, November 29, 2016 at 7:00 p.m.).

Closing: Remaining payment is due upon closing on or before December 28, 2016. 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 29, 2016). Cash, personal & company checks or certified funds will be accepted. Remaining payment is due upon closing on or before December 28, 2016. Buyers wishing to close earlier 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 80 times the bid.** Example: 80 X \$7,900 winning bid = \$632,000.00 plus buyer's premium of 6% = Sale price of \$669,920.00. 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. **The seller shall retain the right to lease back the barn and another storage building for up to 12 months. The buyer shall assume and honor the existing land rental contract for the 2017 crop year. The buyer shall assume the CRP contract. The seller retains the right to lease the barn on the property for a minimum of 12 months from the closing date.**

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 \$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.

REAL ESTATE AUCTION

Online Bidding Ends

Tuesday, November 29 at 7:00 p.m.



Located 1 1/2 miles East of Glencoe, MN on US HWY 212, then 1/2 mile South on County #1, then East on 100th St.

**Tuesday, November 29, 2016
at 7:00 p.m.**

REAL ESTATE AUCTION

80 Acre Eastern McLeod County MN Farm. Includes wooded building site, wildlife, waterway and farm land! Great commuter location. North 1/2 of the Northeast 1/4 Section 21 of Helen Township, Minnesota. Franke Family Trust, owners.

**WOW. What a great location
for your new home.**

**Close to Glencoe, Glencoe Airport and Hwy 212,
but private and hidden.**

Just 30 minutes west of Eden Prairie!

Good farm land to use or rent.

Deer, turkeys, pheasants, and chickens??

**Older, tear down house and several
other buildings.**



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

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



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