

40 Acres Wright County Farm Land

10XXX 30th Street SW, Howard Lake, MN

REAL ESTATE AUCTION

Online Bidding Ends Tuesday, March 7 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: \$5,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, March 7, 2017 at 1:00 p.m.)

Closing: Due on or before April 14, 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.

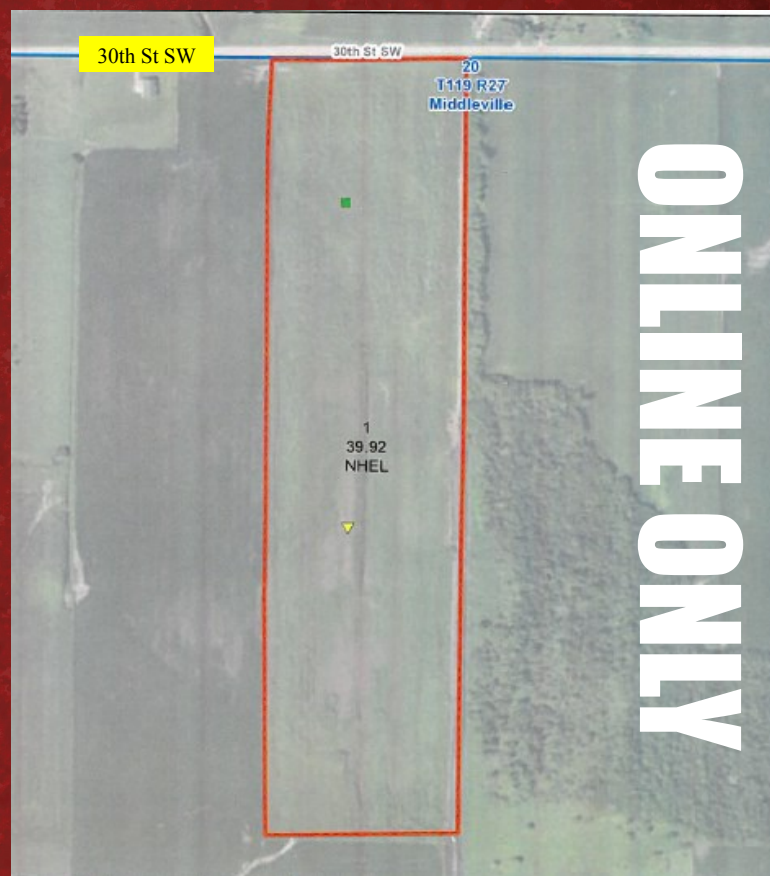
Seller & Auctioneers Disclaimer: All announcements and updates made by the auctioneer on the website, shall take precedence over any previously written material or oral statements made. Conduct of the auction, increments of the bidding & decisions as to the high bidder will be at the direction & sole 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: \$5,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, March 7, 2017). Cash, personal & company checks or certified funds will be accepted. 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 40 times the bid.** Example: 40 X \$4,000 winning bid = \$160,000.00 plus buyer's premium of 5% = Sale price of \$168,000.00. 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.

Taxes: Taxes to be pro-rated.

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% of bid price 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.



40 Acres of Howard Lake Area Wright County Farm Land

- **Legal Description:** The East 1/2 of the East 1/2 of the Northwest 1/4, Section 20, Township 119, Range 027, Wright County Minnesota.
- **PID:** #212-000-202100
- **Deeded Acres:** 40 total deeded acres, 39.92 USDA tillable acres.

**39.92 USDA tillable acres
in one field. Available for
the 2017 crop season!**

**Tuesday, March 7, 2017
at 1:00 p.m.**

REAL ESTATE AUCTION

Driving Directions

2 miles west of Howard Lake, MN on U.S. HWY 12 then 3 miles north on Wright County #5 then 1/2 mile east on 30th Street SW. Farm is on South side of road.

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

For more information
or private showing, contact

Leanne LaFave

Edina Realty.

LeanneLaFave@edinarealty.com

763.442.2290



Please register to bid prior to auction
closing day.

Questions?
Fahey Auctioneers
320.854.3510

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2017
70 YEARS

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