

# 80 Acres McLeod County Farm Land

73XX Ideal Avenue, Glencoe, MN

## REAL ESTATE AUCTION

Online Bidding Ends Wednesday, March 15 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](http://www.faheysales.com). For assistance in registering call 320.854.3510.

**Down Payment:** \$10,000 non-refundable earnest money down on purchase agreement at the close of bidding (Wednesday, March 15, 2017 at 1:00 p.m.)

**Closing:** Due on or before April 21, 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:** \$10,000 non-refundable earnest money down on purchase agreement at the close of bidding (Wednesday, March 15, 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. Example: \$5,000 X 80 acres = \$400,000 winning bid plus 5% buyers premium = \$420,000 sale price. Property sells 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:** 2017 taxes to be paid by BUYER.

**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](http://www.faheysales.com)**. Broker registration form and instructions can be found there.

## ONLINE ONLY



### 80 Acres of McLeod County Farm Land with river frontage on Buffalo Creek

- **Legal Description:** South 1/2 of the Southeast 1/4.
- **Section 33, Township 115, Range 28. Glencoe Township**
- **PID: #04.033.0400**
- **Deeded Acres:** 80 deeded acres. 56.42 USDA tillable acres plus 10.51 acres in CRP (buffer strip). 66.93 total tillable.
- **2016 real estate taxes:** \$2,320.00  
Agricultural Homestead

Available for the  
2017 crop season!

Wednesday, March 15, 2017  
at 1:00 p.m.

## REAL ESTATE AUCTION

Driving Directions  
Located South of Hwy. 212 on Ideal Avenue.  
Tillable land, CRP and river frontage  
for your hunting pleasure.

More information, complete terms & online bidding at [www.faheysales.com](http://www.faheysales.com)

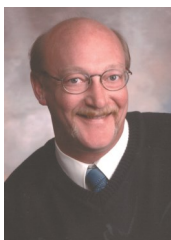
For more information  
or private showing, contact

**Greg Witt**

**Edina Realty.**

[GregWitt@edinarealty.com](mailto:GregWitt@edinarealty.com)

320.234.0929



Please register to bid prior to  
auction closing day.

Questions?  
Fahey Auctioneers  
320.854.3510

**1947**  
**FAHEY SALES**



**2017**  
**70 YEARS**

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



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