

# 233+/- Acre McLeod County Farm Land

Sells Online in 2 Parcels

## REAL ESTATE AUCTION

Bidding Ends: Monday, October 30, 2017 at 7:00 p.m.

### Terms & Conditions:

**Bidder Registration:** Although there is no obligation to bid, all prospective buyers **MUST** register to bid at [www.fahleysales.com](http://www.fahleysales.com). For assistance in registering call 320.854.3510.

**Down Payment:** \$20,000 per lot non-refundable earnest money down on purchase agreement at the close of bidding (Monday, October 30, 2017 at 7:00 p.m.)

**Closing:** Due on or before Thursday, November 30, 2017 with possession after current crops are removed. 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.

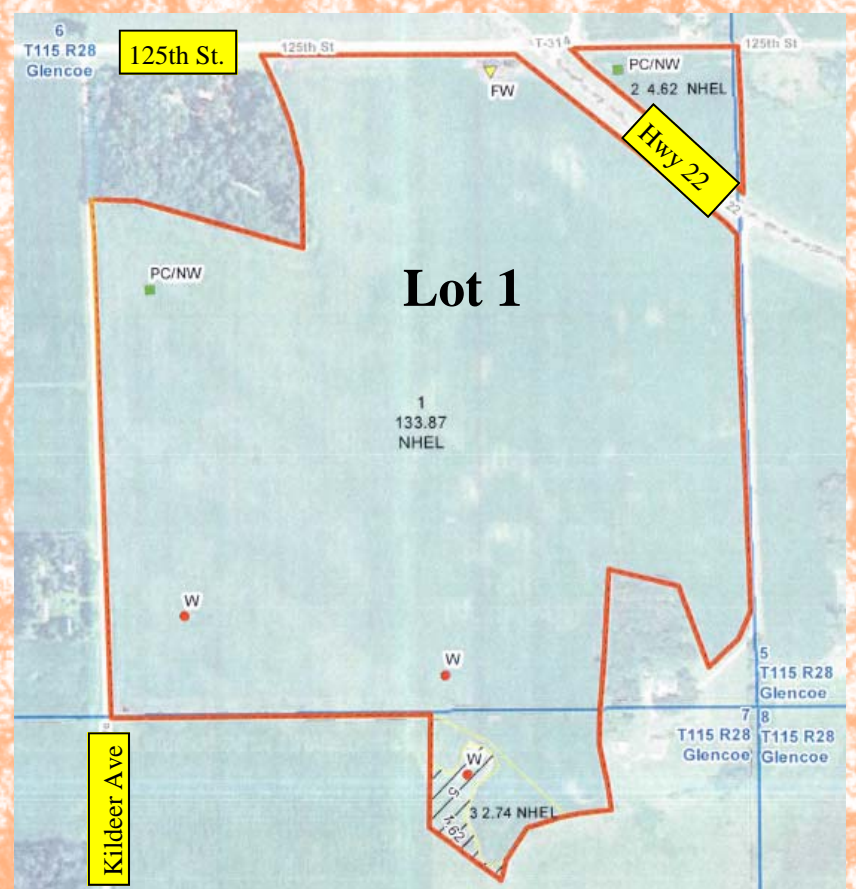
**Seller & Auctioneers Disclaimer:** All announcements and updates made by the auctioneer on the website, shall take precedence over any previously written material or oral statements made. Conduct of the auction, increments of the bidding & decisions as to the high bidder will be at the direction & 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 per lot non-refundable earnest money down on purchase agreement at the close of bidding (Monday, October 30, 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% buyers premium applies to this property and shall be made part of the purchase price. Sold by the deeded acre times the bid. Example: 152.33 x \$7,500 bid = \$1,142,475 winning bid plus 5% buyers premium = \$1,199,598.75 sale price. Example: 80 X \$7,000 bid = \$560,000 winning bid plus 5% buyers premium = \$588,000 sale price. Property sells subject to the seller's confirmation. 1031 tax exchange language can be included in the purchase agreement at the buyers or sellers request, however, any 1031 tax exchange shall not alter the terms, conditions, or closing date of this transaction.

**Taxes:** 2017 real estate taxes will be paid by the 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 \$2,000.00 per lot will be paid to the buyers agent that registers their client with the auction company **prior to the client registering and bidding at [www.fahleysales.com](http://www.fahleysales.com)**. Broker registration form and instructions can be found there.



ONLINE  
ONLY



### Lot 1:

- 152.33 acres along Hwy.22, 125th Street, and Kildeer Ave.  
138.49 USDA tillable acres in one large and two small fields.
- **Legal:** Southeast 1/4 of Section 6, Township 115, Range 28 with exceptions and part of Gov. Lot 2, Section 7, Township 115, Range 28.
- **PID:** #04.006.0350 and 04.007.0250
- **2017 real estate taxes:** \$8,010.00
- **Classification:** Agricultural Non-Homestead

### Lot 2:

- 80 acres just off Hwy 22 at XXX 115th Street.  
68.32 USDA tillable acres in one field.
- **Legal:** West 1/2 of Southeast 1/4, Section 9, Township 115, Range 28.
- **PID:** #04.009.0400
- **2017 real estate taxes:** \$3,769.14
- **Classification:** Agricultural Non-Homestead

**Baumann Family Partnership,  
owner**

**Located:** Northwest of Glencoe  
in Sections 6 and 9,  
Glencoe Township, MN

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