## 70.26 Acres Prime Southern McLeod County Farm Land I Estate Auction

67.59 USDA TILLABLE ACRES IN ONE LARGE FIELD

ELLS TUESDAY, NOVEMBER 13, 2018 :00 P.M. CST

ONLINE ONLY BIDDING

Located 2.5 miles South of Hwy 212 on Ulm Avenue (CR 57) and 1/4 mile East on 50th Street.

**Next to Round Grove Town Hall.** 



- **Legal Description:** East 1/2 of Northwest 1/4, except .50 acres and except South 678.47' of East 593.25', Section 14, T-114, R-30, Round Grove Township, McLeod County
- **PID:** #12.014.0900
- 2018 Real Estate Taxes Total: \$3,184.00
- Agricultural Non-Homestead

More info, complete terms and online bidding at

www.faheysales.com

For more information or a private showing, contact **Greg Witt** 

Edina Realty.

**GregWitt@edinarealty.com** 320.234.0929



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## **Terms & Conditions:**

**<u>Bidder Registration:</u>** 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:** \$25,000.00 non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Tuesday, November 13, 2018).

Closing: Closing on this property shall take place on or before Monday, December 31, 2018. 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: \$25,000.00 non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Tuesday, November 13, 2018). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before Monday, December 31, 2018, the date of closing & possession. 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% buyers premium applies to this property and shall be made part of the purchase price. Property sells by the acre times the bid. 70.26 acres times the bid price, plus a 6% buyers premium. Example: Total Bid price: 70.26 X \$7,500 + 6% buyers premium = Purchase price: **\$558,567.** 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:** 2018 taxes to 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. Referral Fee (Broker Participation Accepted But Not Required): A \$1,500 referral fee 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.

Sells subject to sellers confirmation.