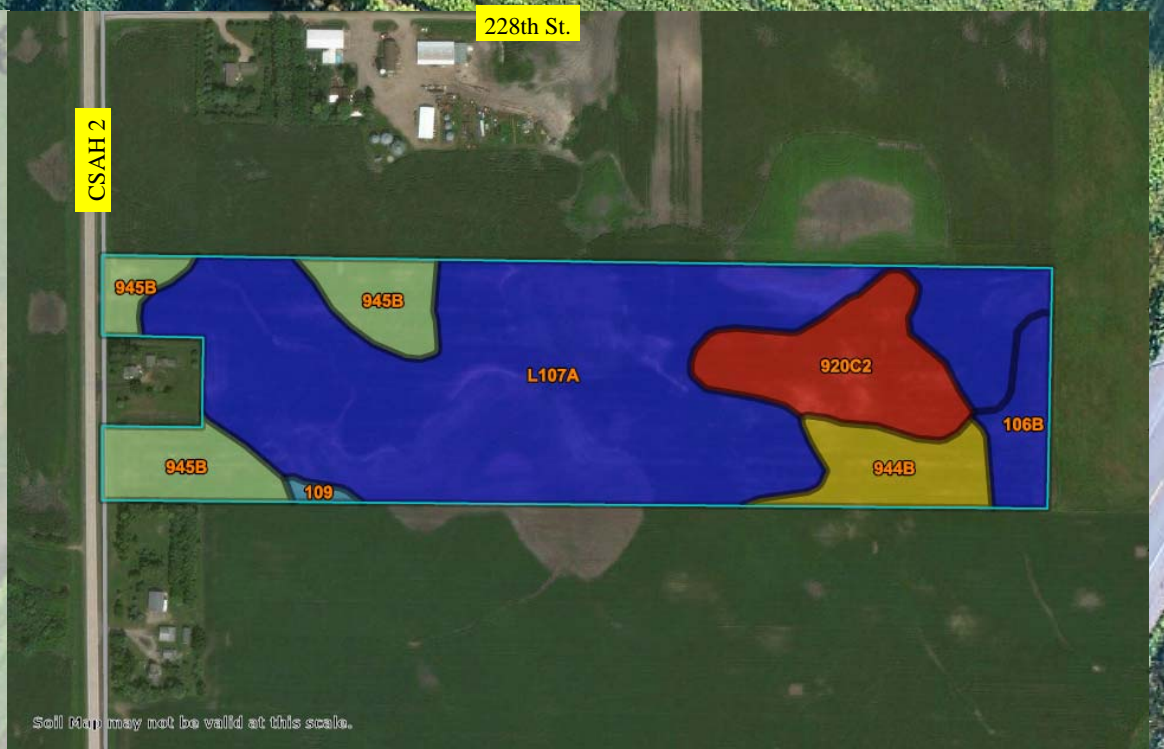
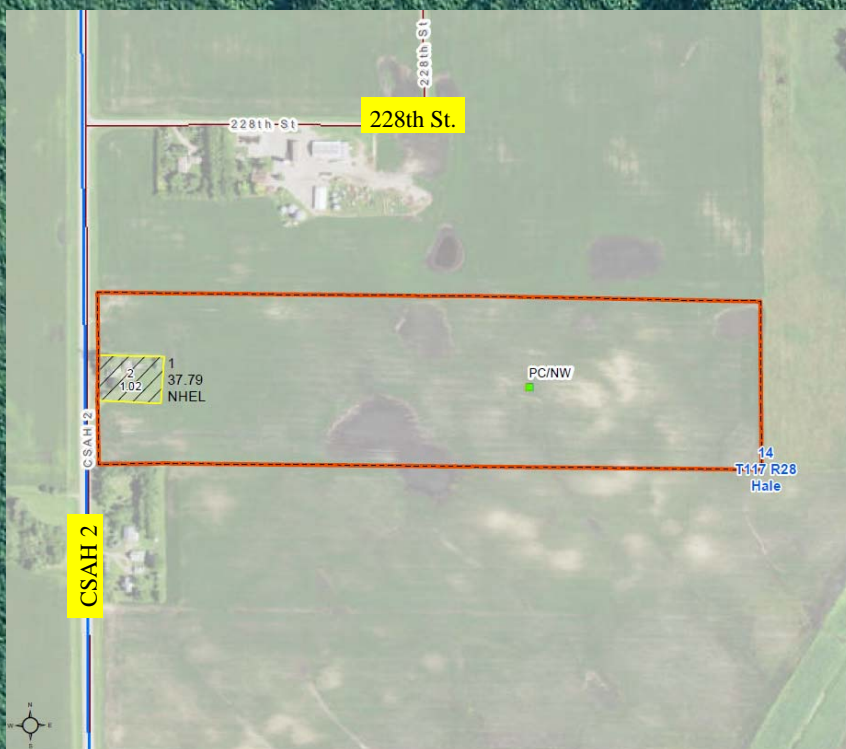


# 38.19 Acres of McLeod County Farm Land

## REAL ESTATE AUCTION

Online Bidding Ends Monday, November 12, 2018 at 7:00 p.m.

37.79 USDA tillable  
acres in one field!



### 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:** \$10,000.00 non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Monday, November 12, 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:** \$10,000.00 non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Monday, November 12, 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. **Example: \$5,500 X 38.19 acres = \$210,045 winning bid + 6% buyer's premium = \$222,647.70 sale price.** 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 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 \$1,000 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](http://www.faheysales.com).** Broker registration form and instructions can be found there.

\*Sells subject to sellers confirmation.\*

## ONLINE ONLY

Located North of Hwy 7 on CR 2, Section 14, Hale Twp, Silver Lake, MN 55381.

Building site to be sold separately, located at 22536 CR2, Silver Lake, MN.

Property has been surveyed.

### Legal Description:

- South 1/2 of South 1/2 of Northwest 1/4, except 1.50 acres Section 14, T-117-N, R-28-W.
- Part of PID #05.014.1200
- 2018 Real Estate Taxes: \$3,042.00 (Includes building site.)
- Agricultural Non-Homestead

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

For more information or a private showing, contact

**Edina Realty.**

Greg Witt  
[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



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