

# 143+/- McLeod County Farm Land Sells in 2 Parcels

RONALD MAKOVSKY, OWNER

**SELLS WEDNESDAY, NOVEMBER 14, 2018**  
**7:00 P.M. CST**

## Parcel 1

- 98+/- acres with 63.39 tillable.
- Legal Description: Parts of Government Lots 3, 4, and 5 with exceptions, Section 34, T-117-N, R-28-W. Portions East and North of CR 2. Hale Township.
- PID # 05.034.1300 (part of)
- 2018 Real Estate Taxes: \$3,770.00
- Agricultural Non-Homestead.

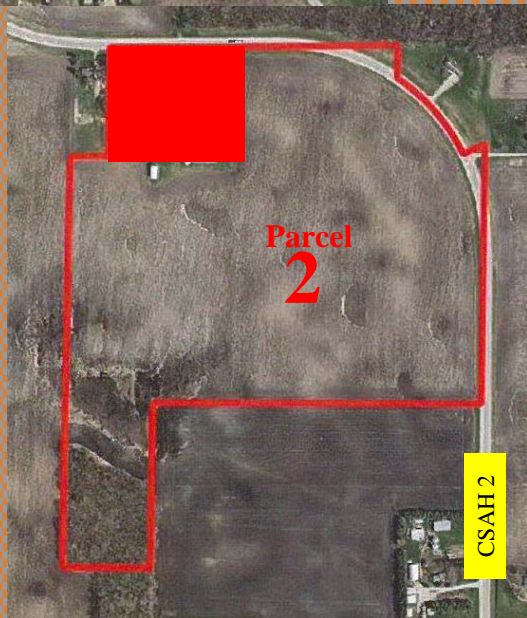
## Parcel 2

- 45+/- acres with 45+/- tillable.
- Legal Description: Parts of NE 1/4 of NW 1/4 and East 16 acres of NW 1/4 of NW 1/4 and of N 1/2 of SW 1/4 of NW 1/4, with exceptions, Section 3, T-116-N, R-28-W. Rich Valley Township.
- PID # 11.003.1325 (part of)
- 2018 Real Estate Taxes: \$3,658.00
- Agricultural Non-Homestead.

## ONLINE ONLY BIDDING



Building site  
at 18947, CR  
2, Silver Lake,  
MN is also  
available for  
sale by private  
treaty!



## 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 per parcel non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Wednesday, November 14, 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 per parcel non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Wednesday, November 14, 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. **Example: \$6,000 winning bid X 45.00 = \$270,000 + 6% buyers premium = Purchase price: \$286,200.** 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 per parcel 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.

More info, complete terms and online bidding at  
**[www.faheysales.com](http://www.faheysales.com)**

For more information or a  
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



**FAHEY SALES**  
AUCTIONEERS & APPRAISERS

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



Turning Your Assets to Cash in a Global Market.