

# 148.06 Acres +/- in Fox Lake Twp, Martin Co., MN FARMLAND AUCTION

## Thursday, October 29, 2020 @ 7:00 PM

**SALE LOCATION:** Auction will be held at the American Legion 18 N Osborne St, Sherburn, MN. Watch for Auction Signs Day of Sale!

Since we will be inside the Legion for the sale Covid-19 rules will apply. Social distancing rules will apply and those attending are asked to wear masks.



### PROPERTY LOCATION:

148.06 Acres +/- located in Section 16 of Fox Lake Township, Martin County, MN approximately 4 miles southeast of Trimont, MN.

### PROPERTY LEGAL DESCRIPTION:

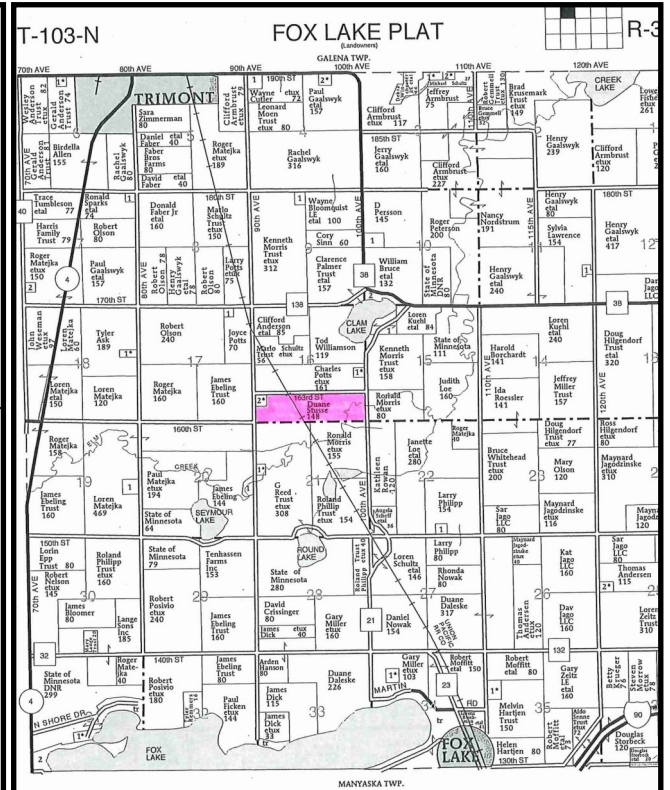
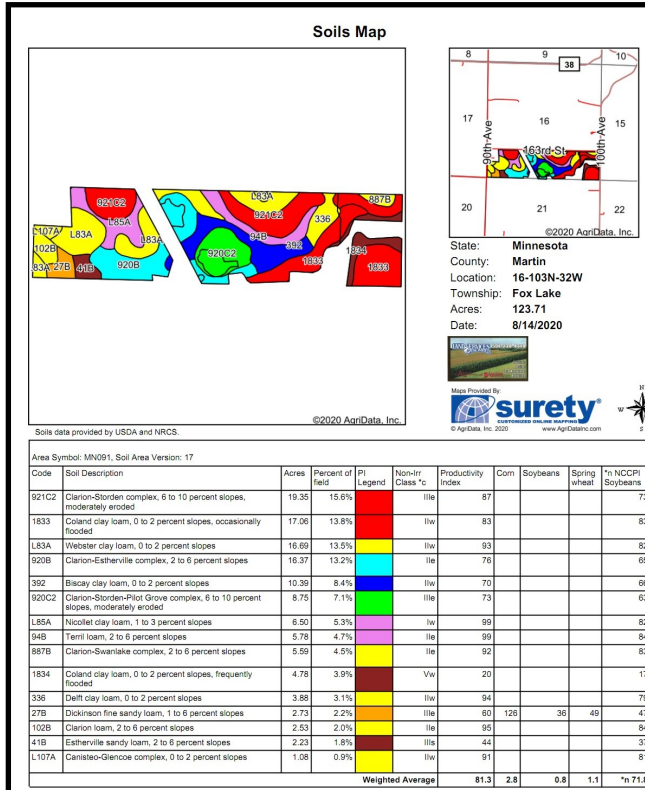
S 1/2 SE 1/4 & S 1/2 SW 1/4 of Section 16 of Fox Lake Township, Martin County, MN T103N, R32W EXCEPTING The Chicago Northwestern Railroad right-of-way & exc. 6.89 acres.

### SALE TERMS:

All bidders must register for a bidding number at the auction prior to bidding. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before November 30, 2020 when clear title will be furnished. Properties may be offered as 2 parcels via our Multi-Parcel Board bidding system. The seller & sales staff reserve the right to make this change prior to sale date. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements of record. Buyer will be responsible for 2021 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to their purchase of it. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley/Land Services Unlimited+ and Sales Staff represent the sellers in this transaction.

### AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Stusse Estate as this is a great opportunity to buy good tillable & recreational land. If you are considering the purchase of farmland to add to your investment portfolio, this is an auction you will want to attend! This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. Auctioneers & sales staff are representing the sellers. This auction is open to the public and we look forward to seeing everyone there! Respectfully, Kevin Kahler, Dustyn Hartung and Sales Staff



### ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT [WWW.LANDSERVICESUNLIMITED.COM](http://WWW.LANDSERVICESUNLIMITED.COM) OR CALL DUSTYN HARTUNG 507-236-7629 OR KEVIN KAHLER 507-920-8060

[www.landservicesunlimited.com](http://www.landservicesunlimited.com)

# OWNER: DUANE STUSSE ESTATE ROBERT CONNORS-PERSONAL REP

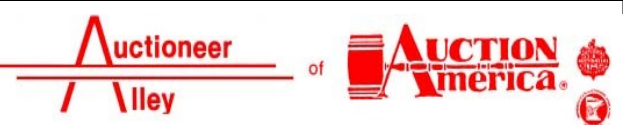
### AUCTIONEERS AND SALES STAFF

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Hans Carlson Costello, Carlson, Butzon & Schmit Law Firm—Closing Attorney