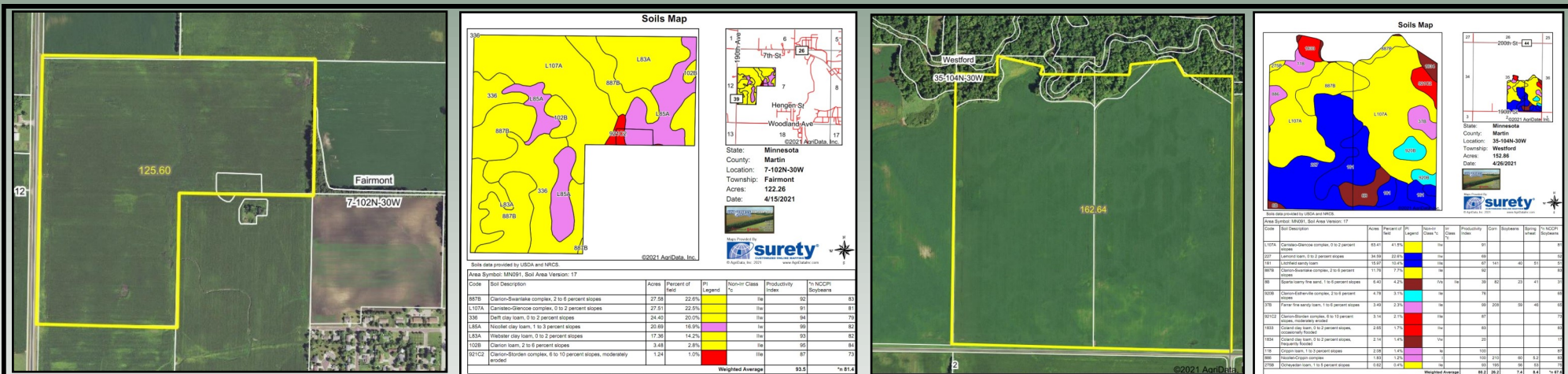


125.60 Acres +/- in Fairmont Twp, & 162.64 Acres +/- in Westford Twp, Martin Co., MN

# FARMLAND AUCTION

Thursday, June 10, 2021 @ 6:30 PM

**SALE LOCATION:** Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN. IF you are bidding by phone please contact us 48 hrs. prior to the auction to make arrangements! \*Watch website for updates!



### PROPERTY LOCATIONS:

**PARCEL #1:** from Bixby corner on the West edge of Fairmont, MN, go 1/4 mile South on 190th Ave

**PARCEL #2:** from Fairmont, MN 6 Miles North on Hwy 15 to 190th St, then 1.5 Miles East

### PROPERTY LEGAL DESCRIPTIONS:

**PARCEL #1:** 125.60 Deeded Acres located in the Rural Annex, LOTS 8, 9 & 11 in Section 7 of Fairmont Township, Martin County, MN T102N, R30W

**PARCEL #2:** 162.64 Deeded acres located in the SE 1/4 of Section 35 of Westford Township, Martin County MN T104N,R30W.

### AUCTION SALE TERMS:

Parcel #1 will be sold as 125.60 acres in one parcel. Parcel #2 at the option of the seller and upon sufficient interest from potential buyers may be sold in 80 acre tracts on our multi parcel board bidding system. All bidders must register for a bidding number 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 July 10, 2021 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. There will be a 2% buyers premium added onto the final sales price at the conclusion of the auction. The 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 or agreements of record. Seller and Buyer will prorate the 2021 property taxes along with the 2021 farm rent. Buyer will be responsible for 2022 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 the 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.

### ONLINE BIDDING OPTION:

Due to the current Covid-19 regulations and rules regarding public gatherings, it is encouraged that those interested parties that do not wish to attend the auction in person use our online bidding option via Zoom. Please contact us to register for the online option AT LEAST 48 hours ahead of the auction. For those that wish to participate, but do not have access to an internet connection and would rather bid by phone, that can be arranged as well by calling 507-238-4318 at least 48 hours ahead of the auction to register and make arrangements. This property will be offered LIVE by public auction. Those parties bidding online or by phone will be required to wire transfer the earnest money and sign the purchase agreement the day of the auction. There will be a 2% Buyer's Premium charged to those bidding online.

### AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Silker Family as this is a great opportunity to buy some excellent farmland in Martin County! 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 you there! Respectfully, Dustyn Hartung and Sales Staff

**Owner:**  
Peggy Silker &  
the late Jack Silker

### ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT [WWW.LANDSERVICESUNLIMITED.COM](http://WWW.LANDSERVICESUNLIMITED.COM) OR CALL DUSTYN HARTUNG 507-236-7629  
[www.auctioneeralley.com](http://www.auctioneeralley.com)

### AUCTIONEERS AND SALES STAFF

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KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

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