

Beautiful Lakeshore, Nice Home & Bare Farmland Auction!

Monday, August 16, 2021 @ 6:30 PM

SALE LOCATION: Auction will be held at the Property: 467 200th Ave, Fairmont, MN.

**Watch website for updates!*

PROPERTY LOCATION:

**Building Site Address: 467 200th Ave, Fairmont, MN
56031**

**From the south edge of Fairmont, MN 4.5 miles South on
State Hwy#15 to County Hwy 12, then West 1 mile to
County Hwy 41, then South 3/4 mile, or from Interlaken
Golf Course 4 miles South on County Hwy 41**

PROPERTY LEGAL DESCRIPTION:

**40 Deeded Acres located in the North 28.5 Acres of the
SE 1/4 of the NE 1/4 & of Lot 2; and the South 11.5 Acres
of Lot 1; all in Section 18, Township 101 North, Range
30W, Martin County, Minnesota.**



PARCEL INFORMATION:

Parcel 1: 6 acres with approximately 800 feet of lakeshore with towering oaks and black walnut trees nestling a cozy, two bedroom, one bathroom home with a wood burning brick fireplace. Large windows on the home's west side provide stunning views of Wilmert Lake.

Parcel 2: 5 acres with approximately 600 feet of lakeshore and is also filled with mature hardwood trees. The tranquility and privacy of this lot could be perfect place to build a dream home or simply left natural for recreational & investment purposes.

Parcel 3: 29 acres of good quality farmland with a CPI of 92. This gently rolling land has easy access from the paved road and would provide a nice addition to any farmer's operation.

Parcel 4: The entire 40 deeded acre parcel (Combination of Parcels 1, 2 and 3). The whole property would make a great hobby farm with fishing and hunting activities.

***Please review informational booklet online!**

OPEN HOUSE:

Tuesday, August 3rd from 5-7PM or by appointment with Dustyn Hartung 507-236-7629 or Leah Hartung 507-236-8786.

Owners: Luedtke & Wood Families

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629

www.auctioneeralley.com

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL, DAN PIKE & SCOTT CHRISTOPHER



105 S State Street, Fairmont, MN 56031-507-238-4318

JAMES WILSON- LEGAL COUNSEL & CLOSING ATTORNEY

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AUCTION SALE TERMS:

This property will be offered in multiple parcels with the acreage being one of them and in combinations on our multi parcel board bidding system. Please review informational booklet for specific details and parcels. If the farm is sold in separate parcels to separate Buyers, the Sellers will have the property surveyed. 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 10% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before September 30, 2021 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 10% 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 will pay all of 2021 property taxes. Buyer will be responsible for 2022 real estate taxes and thereafter. Seller will keep all of the 2021 farm rent. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer's. Any appraisal or loan fees are buyer's obligation. It is the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend the evening of the sale and would like to bid by phone please make arrangements with sales staff 24 hours ahead of the auction. 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+ & Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Luedtke & Wood Families as this is a great opportunity to buy 40 acres on the SE corner of Wilmert Lake just South of Fairmont, MN. If you are considering the purchase of lake front property, farmland or even a hobby farm 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.

Owners: Luedtke & Wood Families

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