



# Another Auction by Fahey

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Serving the Upper Midwest Since 1947.

## 98.72 ACRES MEEKER COUNTY, MINNESOTA

### Litchfield Area Farm Land

**Bidding Closes**  
**Thursday, March 4, 2010**  
**2:00 p.m.**

Located 2 miles West of Litchfield, MN on the North side of 260th Street.

#### 98.72 +/- Acres

Approx. 89.9 acres tillable with road frontage on 260th Street.

Parcel #: 14-0119000 & 14-0106000

2009 Real Estate taxes: \$2028.00 Agricultural Non-Homestead

Located in Sections 8 & 9 of Litchfield Township

**Sells by the acre 98.72 times the money.**



Map not to scale

#### 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 320.234.3510.

**Down Payment:** \$20,000 non-refundable earnest money down on purchase agreement at the close of bidding (March 4).

**Closing:** Closing on this property shall take place on or before April 1, 2010, the date of closing and possession. 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:** \$20,000 non-refundable earnest money down on purchase agreement at the close of bidding (March 4). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before April 1, 2010, the date of closing & possession. Buyers wishing to close early 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. Property sells with a reserve of only \$2800.00 per acre and sells absolute over that amount! Real estate taxes shall be prorated as of the date of closing. A 7% buyers premium applies on this property & shall be made part of the purchase price. **Example: Bid price: \$100,000 plus 7% buyers premium, Purchase price: \$107,000. Property will be sold by the acre, times the bid.** 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:** Taxes due in the year 2010 will be pro-rated.

**Agency Disclosure:** Fahey Sales Auctioneers & Appraisers & Edina Realty represent the seller in this real estate transaction. Dual agency may apply.

**Broker Participation Accepted But Not Required:** A 1% 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.

#### Registration and Bidding:

Register and bid online at [www.faheysales.com](http://www.faheysales.com).

For assistance in registration call 320.234.3510.

Bid any time prior to Thursday, March 4, 2010 - 2:00 p.m.

#### Inspection:

Any time at your convenience.

#### Auctioneers Note:

Plan now to bid on this land.

Selling with a low reserve of only \$2800.00 per acre.

Selling absolute over that amount.

An excellent opportunity to buy

Meeker County Ag Land at your own price!

Please register to bid before auction closing day.

Turning Your Assets to Cash in a Global Market.

### Robert & Virginia Behnke Trust

FAHEY AUCTIONEERS 320.234.3510

Offices in Belle Plaine, Hutchinson & New Prague, MN

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

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Real Estate Representative:

Greg Witt, REALTOR

Edina Realty

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Edina Realty

