



Another Auction by Fahey

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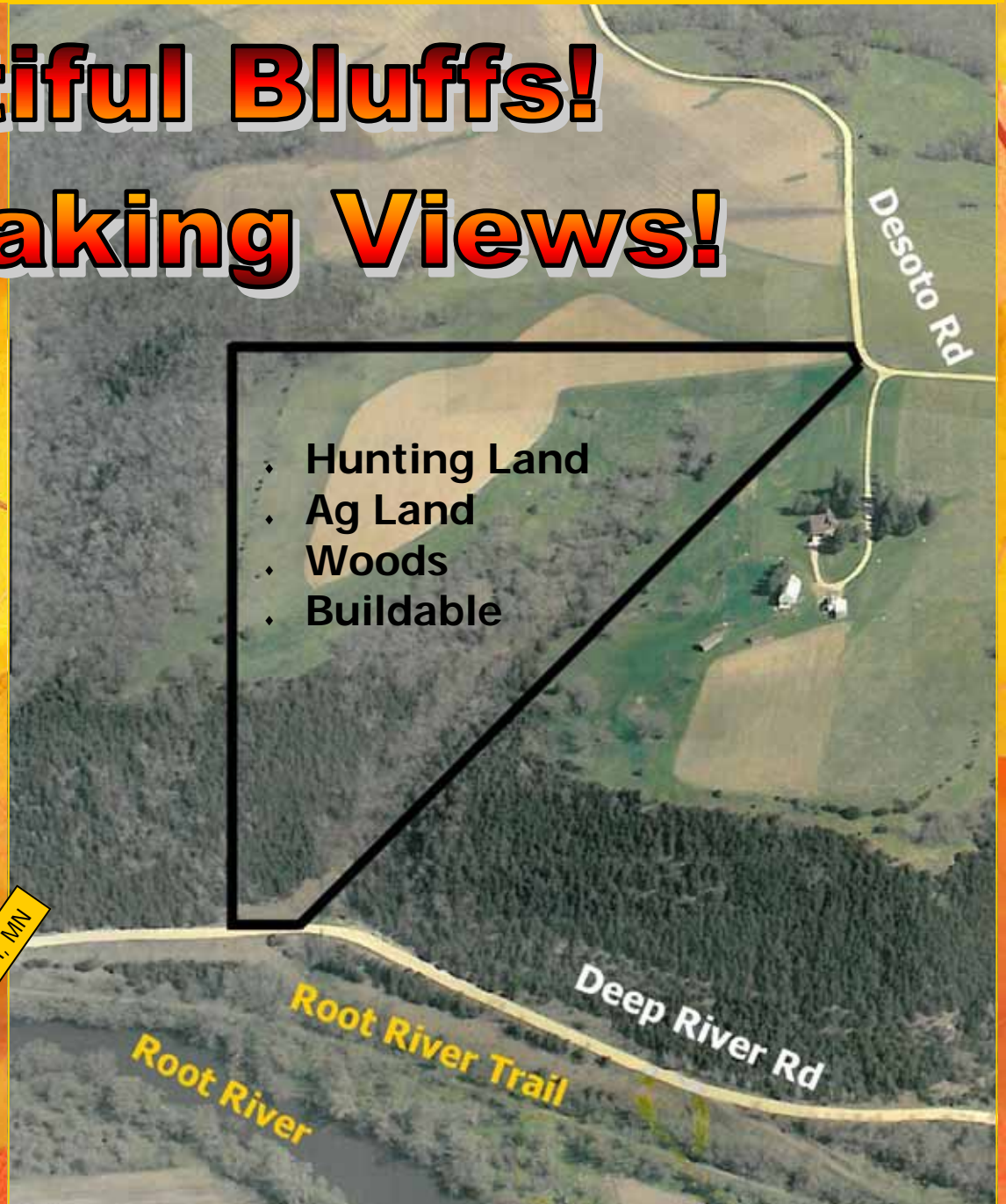
Bidding Closes Tuesday, November 30, 2010 - 6:30 p.m.

Beautiful Bluffs! Breathtaking Views!

Located just West of Peterson, MN on Desoto Road with frontage on Desoto Road and Deep River Road.

25.37 +/- Acres

Located in Fillmore County, Arendahl Township. Just West of Peterson, MN on Desoto Road. Frontage on Desoto Road and Deep River Road.
PID: 13.0201.000
Lengthy Legal: 25.37 acres in W1/2 of the NE1/4, Sec. 25, Township 104, Range 9
Zoned Agricultural Non-Homestead
2010 Real Estate Taxes: \$328.00
Approximately 10.2 Crop Land Acres-Balance in Woods & Grass



- Hunting Land
- Ag Land
- Woods
- Buildable



Terms & Conditions:

Bidder Registration: Although there is no obligation to bid, all prospective buyers **MUST** register to bid at www.faheysales.com. For assistance in registering call 320.234.3510.

Down Payment: \$5,000 non-refundable earnest money down on purchase agreement at the close of bidding (November 30, 2010).

Closing: Closing on this property shall take place on or before December 30, 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: \$5,000 non-refundable earnest money down on purchase agreement at the close of bidding (November 30, 2010). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before December 30, 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 \$50,000.00 and sells absolute over that amount! A 10% buyers premium applies on this property & shall be made part of the purchase price. **Example: Bid price: \$60,000 plus 10% buyers premium, Purchase price: \$66,000.** 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 paid by the seller.

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 2% 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.** Broker registration form and instructions can be found there.

Registration and Bidding:

Register and bid online at

www.faheysales.com.

For assistance in registration call 320.234.3510.

Bid any time prior to

Tuesday, November 30, 2010 - 6:30 p.m.

Inspection can be done anytime at your convenience.

Auctioneers Note:

Plan now to bid on this land.

This property sells with a \$50,000.00 minimum reserve and sells absolute over that amount.

This is an amazing property overlooking the Root River and the Root River State hiking & biking trail with fantastic views!

Please register to bid before auction closing day.

Roger and Rachel (Torgerson) Stearns, owners

FAHEY AUCTIONEERS 320.234.3510

Offices in Belle Plaine, Hutchinson & New Prague, MN

www.faheysales.com

MN Lic. #: 43010001 - Registered WI Auctioneer Lic. #: 2401-052 - MO Lic. Auctioneer

Real Estate Representative:

Greg Witt, REALTOR

Edina Realty

320.234.0929



Edina Realty

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