



Another Auction by Fahey

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Serving the Upper Midwest Since 1947.

231.73 ACRES WRIGHT COUNTY MINNESOTA FARM LAND

SELLS IN 2 PARCELS

AVAILABLE FOR 2010 CROP SEASON.

All in the city limits of Waverly, MN

Located South of Waverly on the Northeast corner of County Road 8 and 70th Street.

Parcel #1:

111.73 Acres +/-

Approx. 88 acres tillable with the balance in wet lands and roads. Road frontage on County Road 8 (1/8th Mile) and 70th Street (1/2 mile)

Part of Parcel R.116-500-043300

All located in the SW 1/4 of Section 4, Woodland Township

Sells by the acre 111.73 times the money.

Parcel #2:

120 Acres +/-

Approx. 52 acres tillable & approx. 56 acres lake bottom with the balance wooded, wildlife, lakeshore and road. Road frontage on 70th Street. (1/4 mile)

All of parcel R116-500-044300

and part of parcel R116-500-043300.

All located in the SE 1/4 of Section 4, Woodland Township

Sells by the acres 120 times the money.



Registration and Bidding:

Register and bid online at

www.faheysales.com.

For assistance in registration call

320.234.3510.

Bid any time prior to

Wednesday, March 3, 2010 - 2:00 p.m.

Inspection:

Any time at your convenience.

Auctioneers Note:

Don't miss this amazing opportunity to buy Ag land with absolute development potential. Good land with lots of road frontage, lake shore, and wildlife already annexed. Ready for development when the time comes. An excellent place to put your money! The sale is subject to the sellers confirmation, but the family has informed me that they plan on selling the property to the highest bidder!

Please register to bid before auction closing day.

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: \$25,000 per parcel non-refundable earnest money down on purchase agreement at the close of bidding (March 3).

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. Seller will provide a survey if the parcels are purchased by 2 different buyers.

Terms: \$25,000 per parcel non-refundable earnest money down on purchase agreement at the close of bidding (March 3). 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. Title work will be done by Northland Title, Buffalo, MN. Buyers to have financing arrangements made prior to the auction with no contingencies of any kind accepted on day of auction. 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. **Note:** The taxable market value on these parcels for 2010 has been reduced almost 60% from 2008 to reflect the market. This will affect the amount of taxes due in future years.

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

Turning Your Assets to Cash in a Global Market.

WDD Properties I & II, LP, owner

The Douglas Family

FAHEY AUCTIONEERS 320.234.3510

Offices in Belle Plaine, Hutchinson & New Prague, MN

www.faheysales.com

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