

41 ACRES McLEOD COUNTY FARM & DEVELOPMENT LAND

Sells With A Low
Minimum
Reserve Bid of
\$3,900 Per Acre

Online Only Bidding

LOCATED ON COUNTY ROAD 2, GLENCOE, MN

TWO PARCELS SELL AS ONE UNIT
LAND AVAILABLE FOR 2013 CROP SEASON
28.8 ACRES USDA TILLABLE

LOCATED ON THE NORTH EDGE OF GLENCOE WITH ACCESS
FROM TWENTIETH STREET AND COUNTY ROAD 2

PID: 04.011.0310

Legal: 30.48 acres of Sec. 11, T-115-N, R-28-W

2012 Real Estate Taxes: \$578.00

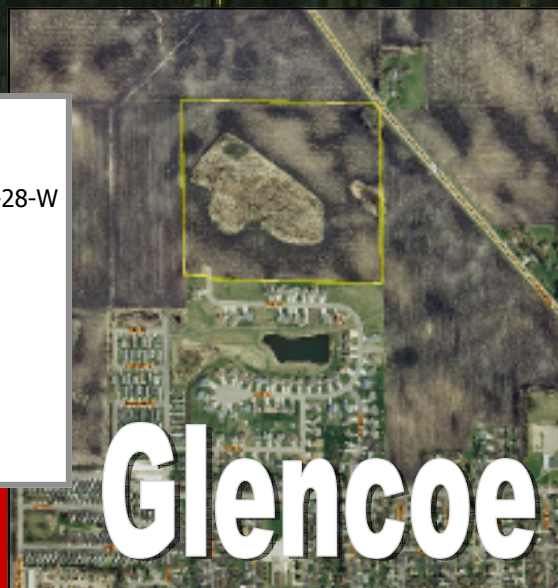
Zoned: Ag Non Homestead

PID: 22.118.0150

Out Lot A, North Country Estates No. 7

2012 Real Estate Taxes: \$926.00

Zoned: Non Homestead Res. 4B



Auctioneers Note: The North parcel has one building eligibility. The South parcel (out lot A) has preliminary approval for the next development phase. 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: \$15,000.00 non-refundable earnest money down on purchase agreement at the close of bidding (Monday, December 17, 2012).

Closing: Closing on this property shall take place on or before Monday, December 31, 2012. 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: \$15,000.00 non-refundable earnest money down on purchase agreement at the close of bidding (Monday, December 17, 2012). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before Monday, December 31, 2012 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. A 5% buyer's premium applies to this property and shall be made part of the purchase price. **Example: Total Bid price: \$170,000 plus 5% buyers premium, Purchase price: \$178,500.** Property will be sold by the acres 41 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: 2012 real estate taxes will be paid by the seller.

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

Referral Fee (Broker Participation Accepted But Not Required)

1% of the bid price 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.



More photos, complete terms
and online bidding at
www.faheysales.com

Online Bidding Ends
Monday, December 17, 2012 at 7:00pm

For more information contact
Greg Witt, Edina Realty
320.234.0929
gregwitt@edinarealty.com



Please register to bid prior to auction
closing day.

Questions?
Fahey Auctioneers
888.234.3510



FAHEY SALES
AUCTIONEERS & APPRAISERS

www.faheysales.com

MN Auctioneer: 43-11-09 - Reg. WI Auctioneer: 2401-052
FL Auctioneer: AU4311 - MO Auctioneer: 0003

Edina Realty

Turning Your Assets to Cash in a Global Market.