

# 40 ACRES PRINCETON, MN FARM LAND

## REAL ESTATE AUCTION

Bid Online at  
[www.faheysales.com](http://www.faheysales.com)



The Estate of Carolyn Manthey

- 40 Acres total
- Older building site

PID: 06.012.0500

Legal: SW 1/4 of SW 1/4, Section 12, T-36-N, R-27-W

2012 Real Estate Taxes: 1858.00

Zoned: Agricultural Homestead

Assessors EMV: \$216,300.00

This property sells subject to seller confirmation.  
 Building site sold "as is". Some grain storage and scrap may be removed prior to closing.  
 Possession of farm land will be after 2012 crop season.

5174 120th Avenue (County Road 5)  
 Princeton, MN

Located at the corner of 120th Avenue (County Road 5) and 50th Street. From Hwy 169 and Princeton, West on Hwy 95 approx. 3 miles, then North on 120th Avenue (County Road 5) approx. 2 miles or take 169 North to County Road 13, then West to County Road 5 and South on County Road 5 to property.

Online Only Bidding at

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

Bidding Closes Wednesday, September 5, 2012

Beginning at 6:00 p.m. ct



### 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:** \$10,000.00 non-refundable earnest money down on purchase agreement at the close of bidding (Wednesday, September 5, 2012).

**Closing:** Closing on this property shall take place on or before Monday, October 1, 2012. **All existing lease/rental for 2012 to be retained by Seller. Possession of land will take place after the 2012 crop season and crops have been removed, subject to current leases (contact Greg Witt for details).** 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:** \$10,000.00 non-refundable earnest money down on purchase agreement at the close of bidding (Wednesday, September 5, 2012). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before Monday, October 1, 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: \$160,000 plus 5% buyers premium, Purchase price: \$168,000.00.**

**This property sells subject to seller confirmation. Property will be sold by the acres 40 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.

**Broker Participation Accepted But Not Required:** A 1.5% 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.



For more information contact  
 Greg Witt, Edina Realty  
 320.234.0929  
[gregwitt@edinarealty.com](mailto:gregwitt@edinarealty.com)



This property sells subject to seller confirmation. Please register to bid prior to auction closing day.

Questions?  
 Fahey Auctioneers  
 888.234.3510



**FAHEY SALES**  
 AUCTIONEERS & APPRAISERS

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

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

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Turning Your Assets to Cash in a Global Market.