

# ONLINE REAL ESTATE AUCTION

Southern Meeker County Farm & Hunting Land

85.72+/- Acres Includes 48.86 Tillable Acres

30.30 Acres of Established RIM



Online Bidding Ends

Wednesday, November 4, 2015 at 12:00 p.m.

## Terms & Conditions:

**Bidder Registration:** Although there is no obligation to bid, all prospective buyers **MUST** register to bid a [www.faheysales.com](http://www.faheysales.com). For assistance in registering call 320.864.3510.

**Down Payment:** \$20,000 non-refundable earnest money down on purchase agreement at the close of bidding (Wednesday, November 4, 2015 at 12:00 p.m.)

**Closing:** Closing on this property shall take place on or before Friday, December 11, 2015. 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 (Wednesday, November 4, 2015). Cash, personal & company checks or certified funds will be accepted. Balance in full due on or before Friday, December 11, 2015 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. **The property will be sold by the acre 85.72 times the bid. Example: 85.72 acres x \$4,000.00 = bid price of \$342,880 plus 5% buyers premium = Purchase Price \$360,024.** 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:** 2015 real estate taxes will be paid by the seller. 2016 real estate taxes will be paid **by the buyer**.

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

**Broker Participation Accepted But Not Required:** A \$1,500 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.

**85.72 +/- Acre Meeker County  
Farm Land & Hunting Land**  
48.86 USDA Tillable Acres, 30.30 Acres in  
Established RIM- Excellent Hunting

**Legal Description:** The NW 1/4 of Sec. 35 Except the East 60 Acres & other Exceptions. Section 35, T-117-N, R-31-W

**PID:** 02-0305001

**Zoned:** Agricultural Non-Homestead

**2015 Real Estate Taxes:** \$2,376.00

## Cedar Mills Township

More photos, complete terms and  
online bidding at  
[www.faheysales.com](http://www.faheysales.com).

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

Edina Realty

a Berkshire Hathaway affiliate



Please register to bid prior to auction  
closing day.

Questions?  
Fahey Auctioneers  
320.864.3510



**FAHEY SALES**  
AUCTIONEERS & APPRAISERS

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

MN Auctioneer: 43-11-09 - Reg. WI Auctioneer: 2401-052  
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