

57.5 Acres Wright County Minnesota

West Metro Area Farmland
Buffalo-Rockford Area

REAL ESTATE AUCTION

**Online Bidding Ends
Friday, March 18 at 1:00 p.m.**

57.5 Deeded Acres of Wright County
43.9 Tillable Acres
(West Metro) Minnesota Farmland
Buffalo - Rockford Area

- Ag Land in Rockford West & Franklin Northwest
- Located 1 mile Southeast of Buffalo, MN on Hwy 55, then 2 miles east on Wright County 33. Land borders County Rd 33 to the South and County Rd 116 to the West. Kevin Schmidt, Owner

Legal Description: The East Half of the Southwest Quarter (with exceptions) of Section 2, Township 119, Range 025. Rockford West & Franklin Northwest.
PID: 215100023103
Deeded Acres: 57.5, This parcel has Green Acres.

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 320.864.3510.

Down Payment: \$25,000 non-refundable earnest money down on purchase agreement at the close of bidding (Friday, March 18, 2016 at 1:00 p.m.)

Closing: Closing on this property shall take place on or before Friday, April 15, 2016. 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: \$25,000 non-refundable earnest money down on purchase agreement at the close of bidding (Friday, March 18, 2016). Cash, personal & company checks or certified funds will be accepted. Balance in full due on or before Friday, April 15, 2016, 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. **Land will be sold by the deeded acre 57.5 times the bid. Example: 57.5 X \$7,000 winning bid = \$402,500 plus buyers premium of 5% = Sale price of \$422,625.** The sale is subject to the seller's confirmation. 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. Seller is interested in renting the property back. Contact Wayne Murphy for more information.

Taxes: 2016 real estate taxes will be pro-rated.

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 broker referral fee of 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.



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43.9 Tillable Acres
Minnesota Farmland
Buffalo - Rockford Area

XXXX County Rd 33, Buffalo, MN
Kevin Schmidt, Owner

More information, complete terms & online bidding at www.faheysales.com

For more information
or private showing, contact
Wayne Murphy

Edina Realty.

waynemurphy@edinarealty.com
763.300.7373



Please register to bid prior to auction
closing day.

Questions?
Fahey Auctioneers
320.864.3510



FAHEY SALES
AUCTIONEERS & APPRAISERS

www.faheysales.com

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