

135.8+/- Acres

Carver County, MN Farm Land Auction

132+/- USDA tillable acres in one large field!

Howard & Gladys Kroells Family Trust, Owners

Online Bidding Ends Wednesday, March 6, 2019 at 7:00 p.m.



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 320.854.3510.

Down Payment: \$20,000.00 non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Wednesday, March 6, 2019).

Closing: Closing on this property shall take place on or before Tuesday, April 16, 2019. 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: \$20,000.00 non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Wednesday, March 6, 2019). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before Tuesday, April 16, 2019, the date of closing & possession. Buyers wishing to close earlier 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 6% buyers premium applies to this property and shall be made part of the purchase price. Property sells by the acre times the bid. (Approx.) 135.8 acres plus a 6% buyers premium. **Example: (approx.) 135.8 acres X \$6,500.00 per acre + 6% buyers premium = \$935,662.00 sale price.** 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: 2019 real estate taxes to 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): 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.** Broker registration form and instructions can be found there.

Sells subject to sellers confirmation.

ONLINE ONLY

Located at 15985 CR 33
Hamburg, MN 55339.

Approx. 132 USDA tillable acres.
One large field with access on
Carver County Road 33 & Rice Ave.

Property is being surveyed, watch for updates.

Home and building site at 15985 CR 33, Hamburg, MN
to be sold separately.
Watch for upcoming listing at EdinaRealty.com.

Legal Description:

- PID #05.006.0400
- S 1/2 of NW 1/4, and South 70 Acres of S 1/2 of NE 1/4, all in Section 6, Township 114, Range 25, except the building and home site. See survey. And a parcel in the SW 1/4 of Section 6, Township 114, Range 25 described as follows: Commencing at the center point of Section 6, thence running South 7 rods to a point, thence running West 17 rods to a point, thence running North 4 rods to a point, then West 121 rods to the West line of said Section 6, thence North 3 rods to a point, thence East 138 rods to place of beginning, containing 3.12 acres more or less.
- 2018 Real Estate Taxes: \$3,410.00 (Includes home and building site.)
- Agricultural Homestead

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

For more information or a private showing, contact

Edina Realty.

Greg Witt
GregWitt@edinarealty.com
320.234.0929



Please register to bid prior to auction closing day.

Questions?
Fahey Auctioneers
320.854.3510



FAHEY SALES
AUCTIONEERS & APPRAISERS

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



Turning Your Assets to Cash in a Global Market.