

REAL ESTATE Auction

Saturday, August 21st, 2021 • 10:00 a.m.

NORDGAARD HEIRS (OWNERS)

AUCTION LOCATION: Gehling Auction Company • 27741 State Hwy 16 • Preston, MN

FARM LAND, HUNTING LAND, & BUILDING SITE

Property Address: 38352 Dairy Lane • Peterson, MN

200+/- ACRES in THREE TRACTS

Arendahl Township (T-104-N, R-9-W) located in part of sections 23, 24, 25 & 26, Fillmore County, MN

LAND LOCATED: From Peterson— Head west on Dike toward Root River State Trail 95 ft, Turn left onto N Church St 0.3 mi, Turn left onto Deep River Rd 2.8 mi, Continue onto Co Rd 105 0.7 mi, Turn right onto Digger Rd 0.5 mi, Turn right onto Dairy Ln (Watch for signs)
All acres and boundaries are survey to govern.

TRACT ONE: Approximately 100 acres with 82+/- cropland acres with a CPI of approximately 69. Tract has Buildable areas. Free of any third party tenancies for the 2022 crop year and beyond.

TRACT TWO: Approximately 47 acres with an existing building site. This tract has many large mature trees, a well, home, and many outbuildings. It is ideal for privacy (on a dead end road) and an excellent location to build a new home. This tract is also desirable for hunting purposes.

TRACT THREE: Approximately 53 acres of wooded/hunting/recreational land. There will be a 66' wide easement for access. This tract has buildable areas.

Taxes for all tracts for 2021 \$5,624.00. 2021 taxes have been paid. Buyer will be responsible for 2022 taxes and beyond.

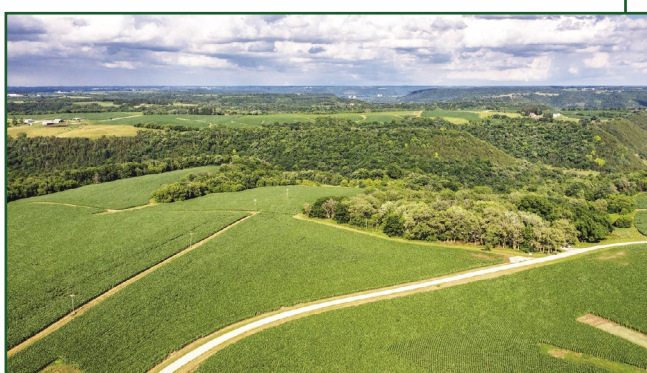
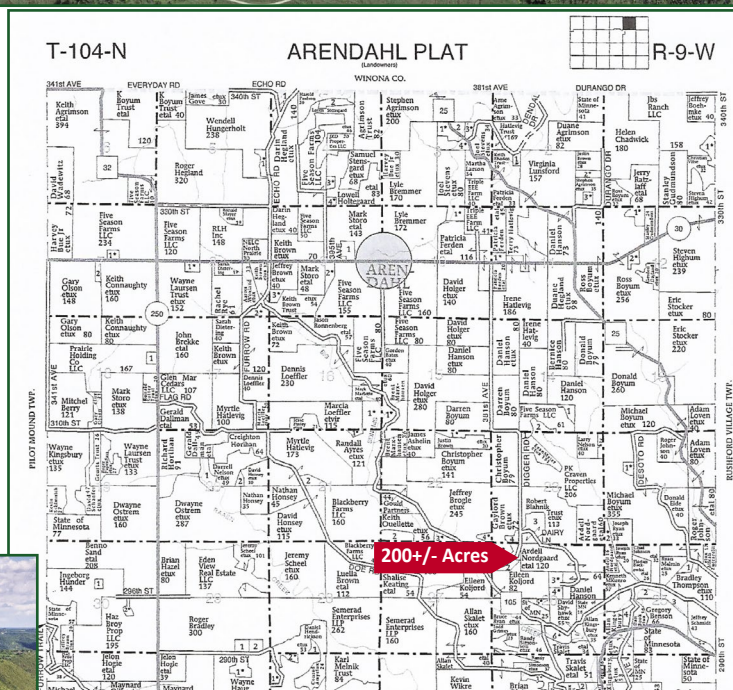
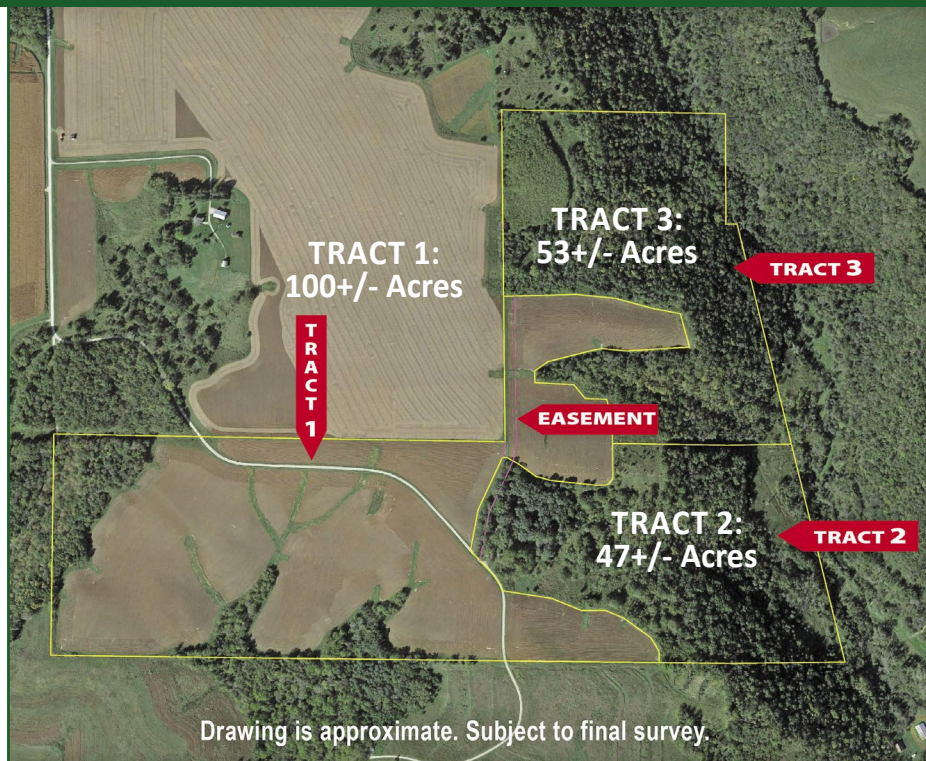
The properties will be sold AS IS with no warranties or guarantees implied or expressed. Any announcements made on auction day take precedence over all forms of advertising.

TERMS: 20% non-refundable deposit of the purchase price will be required directly at the conclusion of the auction. Those funds will be placed in the Gehling Auction Trust Account as good faith money until closing. Purchasers who are not able to close due to insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price is due in full on or before October 1st, 2021. Possession for tracts 2 and 3 will be given on closing day. Possession of tract one will be given after the 2021 land tenant has removed all crops.

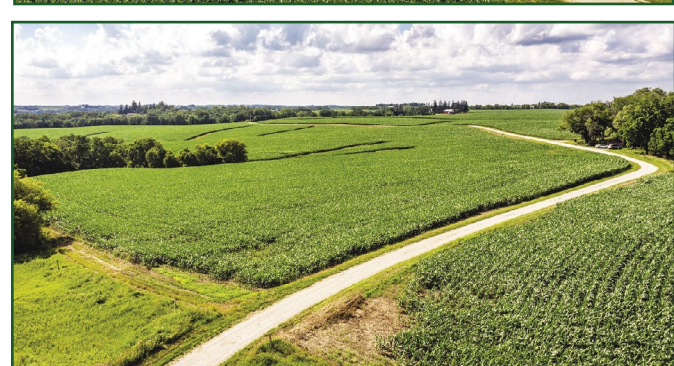
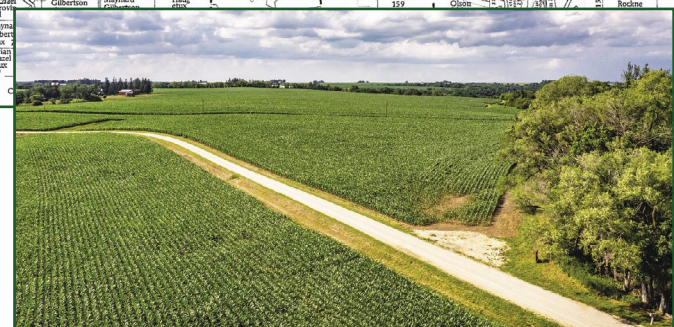
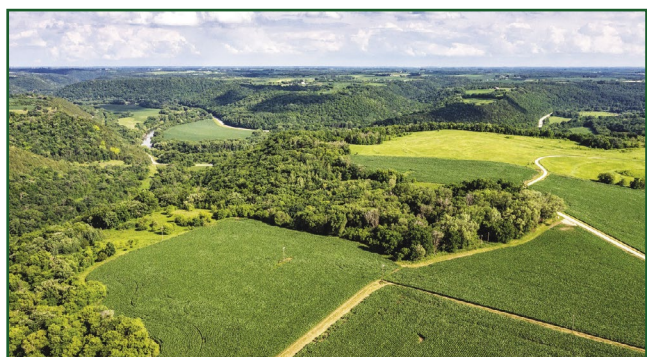
Successful bidders will be required to sign a purchase agreement at the conclusion of the auction. Your bid IS NOT contingent on financing. Please make arrangements prior to the auction.

NO BUYER'S PREMIUM!

**For more Information, Photos, and Updates
visit www.GehlingAuction.com or call 1-800-770-0347**



NOTICE: Aerial photos may also display neighboring properties. Boundaries TBD by survey.



NOTICE:

All information contained in this brochure has been gained from sources considered to be reliable, however bidders are invited to inspect the property and make their own investigations of the property and its records. All sales will be presumed to be made upon the individual judgment of the purchaser(s). Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure or other related material is subject to verification by all parties relying on it. The seller and Gehling Auction Company assume no liability for its accuracy, errors, or omissions. Gehling Auction Company is representing the seller exclusively.

The written purchase agreement to be signed by the seller and buyer after the auction is the sole and controlling document of this sale and supersedes any and all other terms whether verbal, written, expressed or implied and shall be the sole controlling document for this real estate transaction.

GEHLING
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Gehling Auction Company LLC is representing the seller exclusively.

Licensed MN & IA Broker:
Matt Gehling Realty & Auction LLC

Attorney Representing Seller:
Manion-O'Koren Law Firm LLC-Lanesboro, MN

