

Brown Co, MN 39.03 +/- acres

SALE DAY FLYER

AUCTION DETAILS

6/21/23 at 10:00 AM CDT
Live And Online
Best Western Plus New Ulm
2101 S Broadway St
New Ulm, MN 56073

PROPERTY DETAILS

Total Acres: 39.03 acres Offered In 1 Tract
Method: Bid By The Acre
Seller: Mecklenburg
Agent: Bryce McVicker



ENTIRE FARM DESCRIPTION

This property is located in Section 15 of Milford Township - 2 miles west of New Ulm and ½ mile north on 185th Avenue. The property is 39.03 surveyed acres with 34.95 acres enrolled in the Conservation Reserve Program (CRP). The CRP acres are enrolled in two separate contracts. Contract #1 is in a CP21 program that was enrolled in 2016 and will expire in 2026. Contract #1 is comprised of 10.5 acres with an annual rental rate of \$276.45 per acre or \$2,903 per year. Contract #2 is in a CP23A program that was enrolled in 2021 and will expire in 2036. Contract #2 is comprised of 24.45 acres with a rental rate of \$287.93 per acre or \$7,040 per year.

The 2023 CRP Payment and Real Estate Taxes will be prorated to the day of closing.

Farmland: These CRP acres are extremely clean with almost no volunteer tree or woody vegetative growth. This will be a benefit to anyone looking to converting these acres from CRP back into production. Not only are these acres clean, they have level topography and excellent soils. The soils have a Crop Productivity Index (CPI) of 91 comprised of Webster Clay Loam, Okoboji Silty Clay Loam, Nicollet Clay Loam. There is believed to be private drainage tile present extending north from the drainage ditch.

Recreation: This property sets up great for pheasant hunting. Not only does it have good upland habitat, but it is surrounded by both private and public hunting land to the west and south. The surrounding area makes this a good corridor to hold pheasants throughout the hunting season but also have deer hunting opportunities as well.

Investment: 34.95 acres are enrolled in CRP. These acres have a gross annual income of \$9,943 per year. These programs are both continuous signups under the CP21 and CP23A programs.



Terms of Sale

Thank you for participating in this Auction with Ranch & Farm Auctions and Whitetail Properties Real Estate. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy (or updated Abstract) as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quit Claim Bill of Sale unless otherwise noted in the Disclosures).

Each high bidder must make a 10% non-refundable deposit immediately following auction. Wire transfer, cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to bank, court or seller approval unless otherwise noted as "Absolute". Buyers are not allowed possession until Closing and filing of the deed. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Winning online bidders will immediately be sent a purchase agreement by DocuSign and Wire transfer instructions.

Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Auction co, Broker and Seller's disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

Sale Order: By the acre

Sale Method: Subject to seller acceptance

Closing: On or before 30 days from seller acceptance

Possession: At closing

Taxes: Prorated to the date of closing as is customary

Tenancy: Farm sells Subject to CRP contract

Buyers Premium: none

Survey: None needed

Down Payment: 10% due immediately

Seller: Mecklenburg

CRP and Cash Rents: CRP payment will be prorated to date of close

Closing Costs: Split 50/50. Buyer pays Title Insurance and search fees

Disclosures

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- Tracts sold by the acre- The contract will indicate the current acreage, bid per acre, and the high bid will be current acreage times the bid per acre.