

Hubbard Co, MN 160 +/- acres

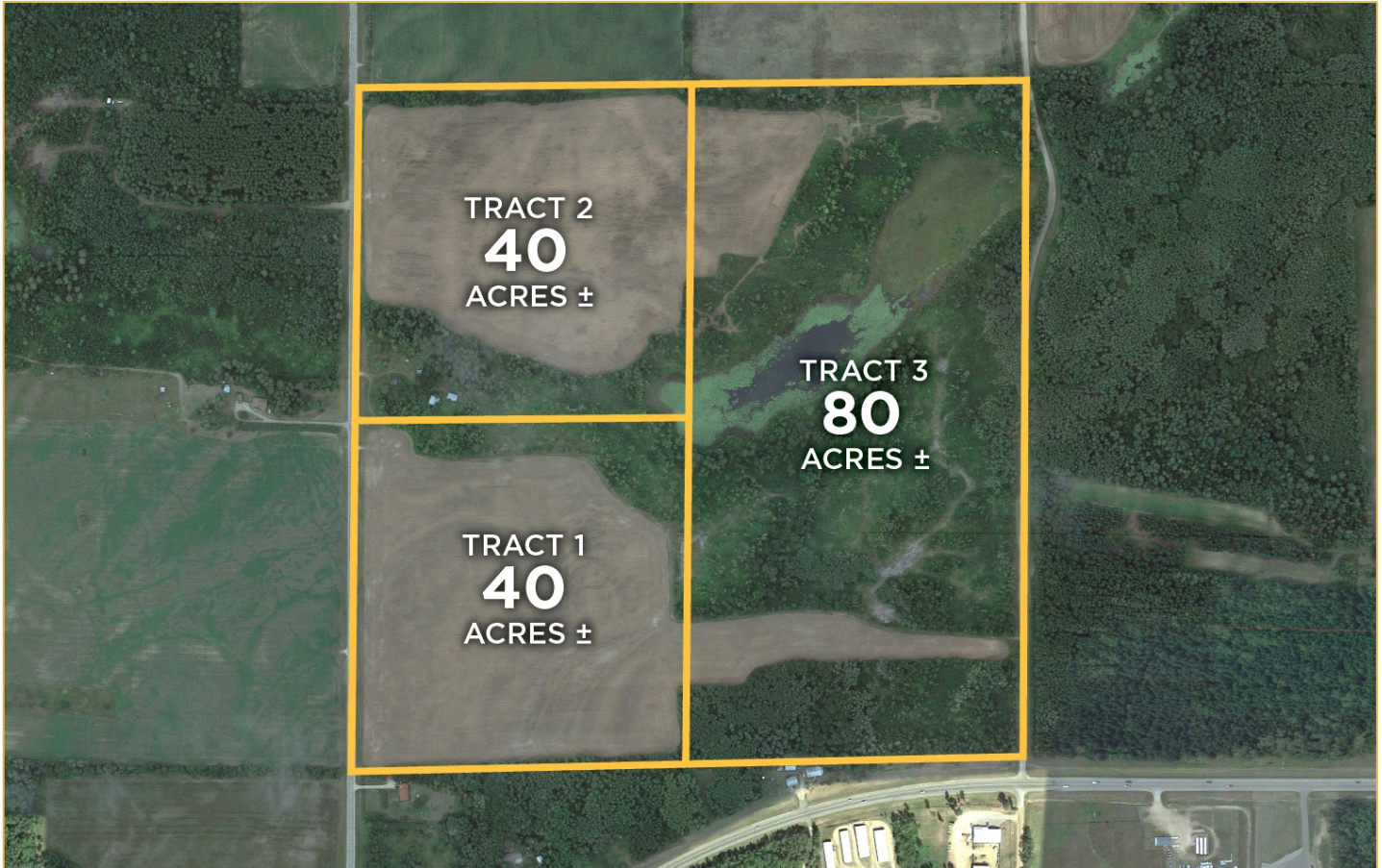
SALE DAY FLYER

AUCTION DETAILS

7/19/23 at 10:00 AM CDT
Live And Online
The Event Room
10014 Park Ave S, Suite 2
Park Rapids, MN 56470

PROPERTY DETAILS

Total Acres: 160+/- acres Offered In 3 Tracts
Method: Bid By The Acre/Buyer Choice
Seller: Madsen
Agent: Jason Ziegler



ENTIRE FARM DESCRIPTION:

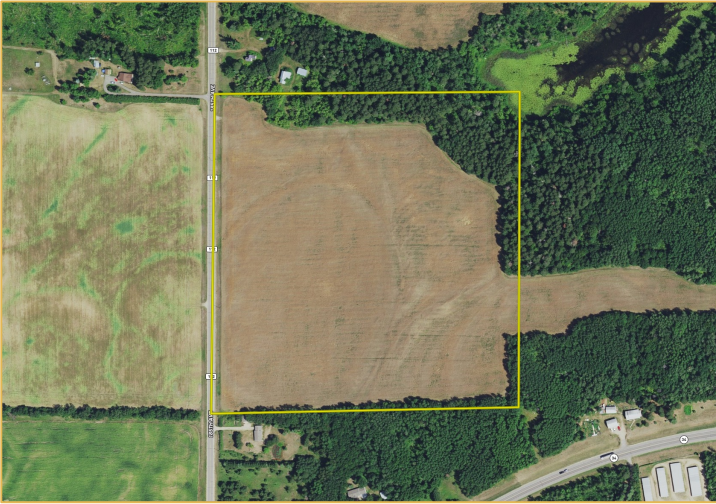
Hubbard 160 Overview:

This property quite literally has it all including access from the east and west, woods, water, fields, building sites, agriculture, diverse habitat, and power; all located in an extremely desirable location. The land is made up of 69.5± acres of tillable that are currently leased out for the 2023 growing season, mature timber, regrowth timber, a building site with some older buildings, one useable machine shed, and a pond. The potential this property has for so many uses is hard to come by. You can enjoy the property as is and use it for all types of recreation, you can hunt deer, turkey, grouse, waterfowl, and bear on the property, use it as an investment, develop the property into building sites, or there is potential commercial use. The possibilities are endless.



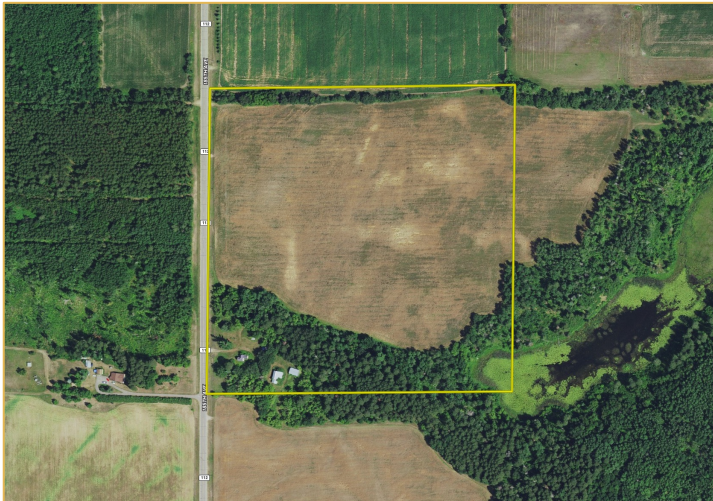
RANCH & FARM AUCTIONS LLC

TRACT INFO



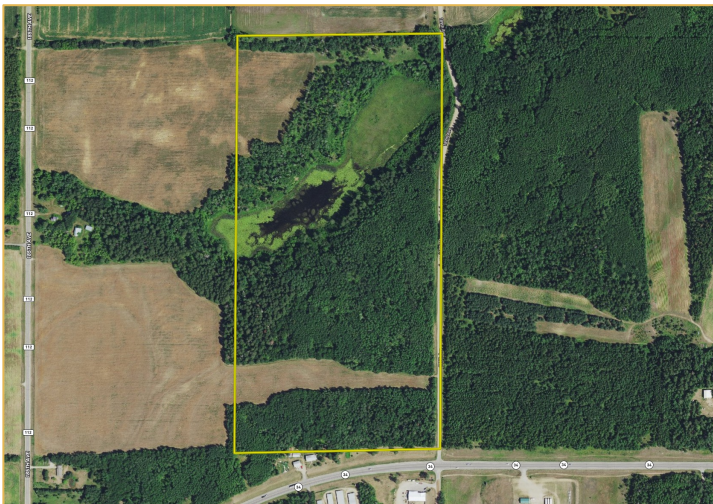
Tract 1 Description-South 40+/- acres:

This property is approximately 30 acres of tillable land and 10 acres of woods and is located along the paved County Road 112, which is just north of Hwy 34 and about three miles east of Park Rapids. Currently planted in corn for the 2023 season, the possibilities for future use of this property are endless. Either purchase the land to add to your current farming operation, build your home on and develop the land to your desired use, develop and sell lots, or potentially put up a commercial building that offers an excellent location for any business. Location is everything and this property offers a prime location and multiple-use opportunities.



Tract 2 Description-North 40+/- acres :

This property is approximately 26 acres of tillable land and 13 acres of woods, a building site, and is located along the paved County Road 112 which is just north of 34 and about three miles east of Park Rapids. The building site has several old buildings on it with little to no value and one decent shed that is usable. The building site is set in amongst giant white pine, oak, and aspen, and is absolutely stunning. The ravine cuts west to east and holds a ton of deer, turkey, grouse, and an occasional bear. This property catches the far west end of the pond that acts as a massive pinch point funneling the deer around that end of the pond. The 26± tillable acres are currently planted in corn for the 2023 season, but future uses of those tillable acres are endless. Prime location for any business or develop the land for your own personal use or continue to farm it. This tract of land offers up a multitude of options and one that needs to be seen in person to understand.



Tract 3 Description-80+/- acres:

If you are looking for a tract of land that has an extremely diverse habitat structure, is in a prime location, has excellent hunting, and a great building spot then you have found that property. Located just east of Park Rapids and just north of Hwy 34 this property is made up of mature timber, regrowth timber, tillable, pond, and some low ground. Good properties like this very rarely, if ever, hit the open market this close to Park Rapids. The land was recently selectively logged, and the regrowth is in excellent condition providing browse and cover for the deer, turkey, grouse, and bear that call this property home. The mature timber is made up of pine, oak, and aspen, and compliments the regrowth quite well. The tillable land will provide the critters with food and the pond will provide the water they all need to feel right at home. Access is from the township road on the east side of the property and that allows you to slip into the property on the most common westerly winds. There is an excellent building site that would be perfect for your new home or hunting cabin. This property is a must-see in person to fully appreciate what it has to offer.



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/Buyer Choice

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 2023 Farm lease/open tenancy 2024

Buyers Premium: none

Survey: None needed

Down Payment: 10% due immediately

Seller: Madsen

CRP and Cash Rents: 2023 Rent retained by seller

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.