

MLS # 27473

AUCTION  
FARM/LAND

\$0

**Type:** FARMLAND  
**Section:** 16  
**Township Name:** Redwood Falls  
**Range:** 36W  
**Township #:** 112N  
**Year Built:** 9999  
**School District:** Redwood Falls Area Schools - #2897

 Virtual Tour:

0 Kenwood Ave

Redwood Falls MN 56283

Owner: Woelfel

Redwood County

**Total SqFt of Home:** **Government Program (Y/N):** Yes  
**# of Acres:** 80.00 **# Acres in Program:** 80  
**Price Per Acre:** \$0 **Well (Y/N):** No  
**Acres Tillable:** 76.9  
**Tillable CER** 69.74  
**Zoned Usage:** Farm/Ag  
**Legal Description:** W 1/2 of NW 1/4, 80 Acres

**HOUSE:**

**NUMBER OF BEDROOMS:**

**NUMBER OF BATHROOMS:**

**HOUSE, MISCELLANEOUS:**

**HEATING:**

**COOLING:**

**OUTBUILDINGS:**

None

**GRAIN BIN CAPACITY:**

**MISCELLANEOUS FEATURES:**

**ROAD SURFACE:**

Gravel

**DOCUMENTS ON FILE:**

Soil Map, ASCS Photo

**DISCLOSURES:**

Other

**LAND FEATURES:**

Tillable

**SALE OPTIONS:**

Sell Entirely

**PROPOSED FINANCING:**

Conventional, Cash

**PRESENT USE:**

Soybeans, Corn

**SHOWING**

N/A

**Address:** 0 Kenwood Ave

**MLS #:** 27473

**Asking Price:** \$0

**Taxes:** 2,016.00      **Tax Year:** 2008      **Tax Classific N/NH/PH:** H      **Assessments:** 0

**Parcel #:** 63-016-2030      **Ditch Assessment:** 0

**Financial Remarks:**

**Remarks**

Auction will be held on Tues., Aug. 26, 2008. Successful bidder will be required to enter into a purchase agreement and pay a \$15,000 non-refundable down payment the day of auction. Buyer Premium will apply, payable to Kerkhoff Auction and Real Estate at closing. Balance is due with certified funds on or before Sept. 25, 2008, the date of closing. Seller will pay real estate taxes payable on the 2008 tax statement, buyer pays thereafter. Seller will retain all rents payable for 2008. Buyer is to plow back the land after the 2008 crops have been removed, possession will be after the 2008 crops have been removed or Jan. 1, 2009. Seller reserves the right to reject any/all bids, to waive any informalities or irregularities in the sale process and to control all rules and procedures of the sale. Property is sold in "AS IS" condition. All information is obtained from reliable sources BUT it is the buyers responsibility to verify all information

**Directions:** Auction will be held at Kerkhoff Auction Center, 1500 E Bridge Street, Redwood Falls MN

**ADDITIONAL PHOTOS:**

**This information is deemed reliable, but not guaranteed.**