


MLS # 27475 AUCTION \$0
 FARM/LAND

Type: FARMLAND
Section: 8
Township Name: Redwood Falls
Range: 36W
Township #: 112N
Year Built: 9999
School District: Redwood Falls Area Schools - #2897

 **Virtual Tour:**

0 330th Street
Redwood Falls MN 56283
Owner: Woelfel **Redwood County**

Total SqFt of Home: **Government Program (Y/N):** Yes
of Acres: 146.80 **# Acres in Program:**
Price Per Acre: \$0 **Well (Y/N):** No
Acres Tillable: 142.9
Tillable CER 62.77
Zoned Usage: Farm/Ag
Legal Description: NE 1/4 Less Tract Along South Line-Section 8-Redwood Falls Twp-146.8 Acres More or Less

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
SHOWING
N/A

Address: 0 330th Street

MLS #: 27475

Asking Price: \$0

Taxes: 9,999.00

Tax Year: 2008

Tax Classific N/NH/PH: H

Assessments: 0

Parcel #: TBD

Ditch Assessment:

Financial Remarks: Taxes need to be estimated

Remarks

Parcel 3 of 3. Auction will be held on Tues. Aug. 26, 2008-9:30 a.m. 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 & Real Estate at closing. Balance 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 will pay thereafter. Seller will retain all rents payable for 2008. Buyer is to plow back 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 sale. Property is sold "AS IS". All information is obtained from reliable sources. ~~HOWEVER it is the buyers responsibility to verify all information~~

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

ADDITIONAL PHOTOS:

This information is deemed reliable, but not guaranteed.