

MLS # 27330

AUCTION
FARM/LAND

\$0

Type: FARMLAND
Section: 19
Township Name: Morgan
Range: 34W
Township #: 111N
Year Built: 9999
School District: Cedar Mountain - #2754

000 Porter Ave
Morgan MN 56266

Owner: Schmidt Redwood County

 Virtual Tour:

Total SqFt of Home: **Government Program (Y/N):** Yes
of Acres: 35.00 **# Acres in Program:** 33
Price Per Acre: \$0 **Well (Y/N):** No
Acres Tillable: 33
Tillable CER 70.96

Zoned Usage: Farm

Legal Description: SE 1/4 E of C/L JD 30, Less building site - Section 19-Twp 111, Range 34 (Seller to urvey building site out)

<p>HOUSE:</p> <p>NUMBER OF BEDROOMS:</p> <p>NUMBER OF BATHROOMS:</p> <p>HOUSE, MISCELLANEOUS:</p> <p>HEATING:</p> <p>COOLING:</p>	<p>OUTBUILDINGS: None</p> <p>GRAIN BIN CAPACITY:</p> <p>MISCELLANEOUS FEATURES:</p> <p>ROAD SURFACE: Gravel</p> <p>DOCUMENTS ON FILE: Soil Map, ASCS Photo</p> <p>DISCLOSURES: Other</p>	<p>LAND FEATURES: Tillable</p> <p>SALE OPTIONS: Other</p> <p>PROPOSED FINANCING: Conventional, Cash</p> <p>PRESENT USE: Grain</p> <p>SHOWING N/A</p>
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Address: 000 Porter Ave

MLS #: 27330

Asking Price: \$0

Taxes: 384.00 **Tax Year:** 2008 **Tax Classific N/NH/PH:** NH **Assessments:** 42.00

Parcel #: 59-019-4040

Ditch Assessment: 0

Financial Remarks: Property offered at Public Auction

Remarks

Property to sold at Public Auction on August 12, 2008 at 10:30 a.m. Located at the Kerkhoff Auction Center, Redwood Falls. Successful bidder will be required to enter into a purchase agreement and pay a \$15,000 non-refundable down payment day of auction. Property is being sold with a buyers premium, payable to Kerkhoff Auction and Real Estate at closing. Balance is due with certified funds on or before September 12, 2008, the date of closing. Seller will pay all real estate taxes on 2008 real estate tax statement, new buyer will pay thereafter. Seller will retain all rents payable for 2008. New buyer is responsible to plow back land after 2008 crops have been removed, possession will be after 2008 crops have been removed or January 1, 2009. Seller reserves right to reject any and all bids, to waive any informalities or irregularities in sale process and to control all rules and procedures of sale. Buyer responsibility to verify all information.

Directions: From Morgan, go West on State Hwy 68 2 miles to Porter Ave., then go South 1 mile to property.

ADDITIONAL PHOTOS:

This information is deemed reliable, but not guaranteed.