

152+/- ACRES PRIME NOBLES COUNTY LAND AUCTION

Fulda Community Center, Fulda, MN

Thursday, October 7, 2021 - 10:00 AM

Francis Crowley & RRC FLLP 141.31	Donald & Janet Holtrop 4 143
Floyd Schadt 149.84	Bradley & Alan Buschena Trust 152

Legal Description: Southeast Quarter (SE 1/4) of Section 4-T104N-R40W except 8 acres in the SE corner, Seward Township, Nobles County, MN.

General Information: Unimproved 152 + / - acres more or less, CER 82.17, CPI 92.6.

FSA Information: 148.81 acres tillable, 73.3 acres corn base, PLC yld 167 bu, 73.3 acres soybean base, PLC yld 46 bu.

Taxes: Real Estate Taxes due and payable 2021 to be paid by seller. Taxes thereafter to be paid by buyer. The 2021 taxes are \$5,758.00 non-homestead.

Terms: 10% Non-refundable earnest money day of auction with balance due on December 1, 2021, when clear and marketable title will be given.

Possession: On Closing, fall tillage rights given as soon as 2021 crops have been harvested.

For Additional Information or Inspection: Contact Larry Aanenson at 507-227-0118, or look at your leisure, or go to our web-site at www.aanenson.com for additional information. (Handouts Available).

RE Broker/Auctioneers Note: Here again is a great opportunity to purchase well-tiled bare land at public auction. The soil types are all loam to clay loam, which produce good crops. The auctioneer/RE Broker represents the sellers in this transaction. Buyer acknowledges and affirms that Buyer has examined the property and all improvements thereon in such a manner and to such an extent as Buyer deems necessary and appropriate to determine the present condition, fitness for any use or purpose, and the value of the property and said improvements, and each and every component thereof and buyer acknowledges and affirms that the Buyer is purchasing the property and said improvements strictly as an "AS IS" basis without any warranties or representations by Seller, whether as to value, condition, state of repair or fitness for any use or purpose.

"Seller has the right to accept or reject any or all bids."

**Bradley E. Buschena Living Trust
Alan A. Buschena Rev. Living Trust**

All announcements made day of auction supersede this and all other advertisements printed or implied.
AUCTION ARRANGED AND CONDUCTED BY:

Aanenson Realty & Auction Co.

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Auctioneer/RE Broker
Fulda, MN
Cell 507-227-0118

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