

Stearns Co, MN 150 +/- acres

SALE DAY FLYER

AUCTION DETAILS

11/27/23 at 1:00 PM CDT
Live And Online
Trobec's Bar & Grill
1 County Rd 2 S
Saint Stephen, MN 56374

PROPERTY DETAILS

Total Acres: 150+/- Acres Offered In 1 Tract
Method: Bid By The Acre
Seller: Sowada Family Trust
Agent: Greg Graczyk



ENTIRE FARM DESCRIPTION

Here is a rare opportunity to bid on a great property close to the St. Cloud area. This century farm is located approximately 1.5 miles west/northwest of Saint Stephen off of quiet 100th Ave which happens to be an asphalt road as well. The property contains a general mixture of tillable fields, old pasture, wetlands and is rounded out by the gorgeous mature maple / oak woods in the back. Given the diversity of habitat types not only on this property but around the entire area, it is no surprise to tell you that the deer sign on this property is tremendous. In total there are approx. 31 +/- acres of existing tillable ground with some other areas possible. These can continue to be rented out, farmed, pastured or made into some great food plot areas. Per the county, the property will have with it three total building entitlements. Build your dream home in a great area, enjoy hunting and recreation out your backdoor, enhance some pasture ground for your hobby farm and the possibilities go on from there!

Tract #:	1
Deeded acres:	150 acres
FSA Farmland Acres:	31.36+/-
Soil Types:	Pomroy Fine Sand, Brainerd Fine Sand
Soil PI/NCCPI/CSR2:	67.5 CPI
Taxes:	Approx. \$1,608
Lease Status:	Leased for 2023 (SELLER TO RETAIN ALL 2023 RENT AND PAY ALL 2023 TAXES. IF CLOSED IN JAN. BUYER TO PAY ALL 2024 TAXES AND NEGOTIATE / RETAIN ALL 2024 RENT).
Possession:	Immediate possession
Survey needed?:	No survey needed – Existing parcels of record
Brief Legal:	S2NE4, SEC 22. T126, R29 AND N2SE4 LESS
SE4NE4SE4, SEC. 22,	T126 R29
PIDs:	04020270000 AND 04020320015
Lat/Lon:	45.7102, -94.3115
Zip Code:	56367



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

Sale Method: Subject to seller acceptance

Closing: On or before 30 days from seller acceptance

Possession: At closing subject to 2023 tenancy agreement

Taxes: 2023 taxes paid by seller

Tenancy: Farm sells with open tenancy for 2024

Buyers Premium: none

Survey: Complete

Down Payment: 10% due immediately

Seller: Sowada Family Trust

CRP and Cash Rents: Seller will retain all 2023 cash rents

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.