

142.17 Acres +/- of Bare Farmland in Fairmont Twp., Martin County, MN

# FARMLAND AUCTION

Wednesday, January 28, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

*\*In case of inclement weather, check website for updates!*



PROPERTY LOCATIONS: From Hwy 15 in Fairmont, MN go East on Johnson St/105th St for 1 mile, then South on 220th Ave for 1/2 mile.

PROPERTY LEGAL DESCRIPTIONS: PARCEL #1: 70 Deeded Acres in the W 1/2 SW 1/4 exc. 10 acre bldg. sites of Section 15 of Fairmont Twp. Martin County, MN; PARCEL #2: 72.17 Deeded Acres in the N 1/2 NW 1/4 exc. 7.83 acre bldg. sites of Section 22 of Fairmont Twp., Martin County, MN.

AUCTION SALE TERMS: The property will be sold using the "Buyer's Choice" auction method. Please review the farm booklet for specific details. All bidders must register for a bidding number prior to bidding on sale day. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before March 10, 2026, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. There will be a 2% buyer's premium added onto the final sales price at the conclusion of the auction. The property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. The property is under lease for the 2026 crop season. Buyer will receive all 2026 farm income and pay all 2026 property taxes. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the Buyer. Any appraisal or loan fees are Buyer's obligation. It is the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend sale day and aren't able to bid online please make arrangements with sales staff 24 hours ahead of the auction to bid by phone. Any statements made at the auction may take precedence over any printed information. This sale is subject to the seller's approval. Auctioneer Alley, Land Services Unlimited+ & Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE: High quality Martin County Farmland for sale on public auction! These two parcels carry strong CPI's of 92.3 and 90.3. Both parcels are gently rolling in topography and part of Judicial Ditch Systems. Located on the SE side of Fairmont, MN, they have excellent access to hard surface roads and strong grain markets. Whether you are a farmer or an investor, this farm would make a great addition to your investment portfolio. This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. This auction is open to the public and we look forward to seeing you there! Respectfully, Dustyn Hartung and Sales Staff.

**Owner: Clay Family Farms**

**ADDITIONAL PROPERTY INFORMATION:**

GO TO OUR WEBSITE AT [WWW.AUCTIONEERALLEY.COM](http://WWW.AUCTIONEERALLEY.COM) OR CALL DUSTYN HARTUNG 507-236-7629



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER & DOUG WEDEL



105 S State Street, Fairmont, MN 56031-507-238-4318