



MAGES

LAND COMPANY & AUCTION SERVICE LLC

COMMERCIAL PROPERTY GRAIN FACILITY

ONLINE ONLY AUCTION

TUESDAY, JULY 28TH ~ 11:00 AM

SITE TO BE SOLD: 128 BROADWAY ST, LASALLE, MN 56056

OPEN HOUSE: JULY 15TH - 11:00 AM TO 1:00 PM

Seller has the right to accept or reject any and all bids!

Property Details:

Newly Surveyed Property - 2.93 Acres

Address: 128 Broadway St, LaSalle, MN 56056

- Watonwan County - Riverdale TWP
- Industrial Land - Section 17 TWP 107
- PIN: 150170200 & 090171300
- 2.93 AC - 2.41 Net, 0.52 AC are road ROW

Lot Features: Drive over pit & scale (scale: 10' x 80')

- Scale & dump pit of 500/bu with a scale in office
- 2 - 5,000 BU/Hour Howell Legs with 10,000 BU/Hour conveyor
- Wood elevator storage
- 2003 Behlen Bin - 250,000 BU Bin w/ side draw
- Friesen 3,000 BU Bin - Overhead Loadout Bin
 - Elevator Main Office
 - Yard & Office Features include a 250 Gallon tank - leased through Crystal Valley. Furnace LP & forced air, window AC, city water (shut off), city sewer, and four cement slabs on SW corner of lot - old bin base; Open area in south side of lot;



Property is split up into two parcels - will become one parcel with County & City approval

Terms: No Buyer's Premium. To register Buyer's will need to drop off or mail a check of \$10,000 in certified funds NO LATER THAN Friday, July 24th by 4:00PM at Mages Land Co Office. 55780 St Hwy 19 W, OR PO Box 202, Winthrop, MN 56396. The buyer shall pay 5% nonrefundable earnest money down of total purchase amount on the day of the auction in the form of a check, cashiers check or U.S. currency and enter into a non-contingent purchase agreement with the balance to be paid upon closing in approximately 40 days or on or before August 31st. The property will be sold in "AS IS" condition. The seller or seller's agents are not responsible for any errors in information. This is a guide. Buyers are responsible to collect their own info. Anything said the day of the auction takes precedence over written material. Seller has the right to reject any & all bids. Auctioneer has the right to run the sale however he feels best serves the seller. Mages Land Co & Auction Service represents the seller in this transaction.

CRYSTAL VALLEY COOPERATIVE - LASALLE SOUTH ELEVATOR SITE

Listing Auctioneer: Joe Maidl ~ 507-276-7749

Auctioneers: Matt Mages, Lic #52-26-018 Courtland; Founder Larry Mages, Lafayette; John Goelz, Franklin Joe Wersal, Winthrop; Ryan Froehlich, Winthrop;

Broker/Clerk: Mages Land Co. & Auction Service, LLC.

Not responsible for accidents during inspection.



FOR INFORMATION & MORE PICTURES GO TO: MAGESLAND.COM