

FLYNN LAW FIRM PLLC

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September 9, 2021

FARMLAND FOR SALE

Bigelow Township and Summit Lake Township

Nobles County, Minnesota

Sealed bids will be received at the office of Flynn Law Firm PLLC, 912 Third Avenue, Worthington, Minnesota until 1:30 PM on Friday, November 5, 2021, for the purchase of the following land owned by the Harold and Thelma Wass Trusts, located in Nobles County, Minnesota, described as follows:

- Tract I: The N1/2 N1/2 SW1/4 of Section 7, Township 101N, Range 40W, Bigelow Township, Nobles County, Minnesota, containing 41.16 acres, more or less
- Tract II: The W1/2 NW1/4 and the SE1/4 NW1/4 of Section 7, Township 101N, Range 40W, Bigelow Township, Nobles County, Minnesota, containing 125.27 acres, more or less
- Tract III: The W1/2 SW1/4 of Section 35, Township 103N, Range 41W, Summit Lake Township, Nobles County, Minnesota, containing 80 acres, more or less

The described real estate will be sold subject to all easements, rights-of-way and reservations, if any, of record. All bids, if mailed in advance, must be received by 1:30 PM on Friday, November 5, 2021, and addressed to Flynn Law Firm PLLC, 912 Third Avenue, Worthington, MN 56187, Attn: Harold and Thelma Wass Trust Sales. Bidders must specify the tract(s) for all bids submitted.

All bidders who submit a timely written bid shall be eligible to raise their bid by oral bidding at 9:00 AM on Tuesday, November 9, 2021 at the office of Flynn Law Firm PLLC at the address shown above.

Upon the acceptance of a bid and the signing of an earnest money contract, the highest bidder shall pay ten percent (10%) of the accepted bid, and the balance of the purchase price shall be paid on or before December 21, 2021, the date of closing. Possession shall be given on the date of closing, provided that the Purchaser shall have the right to enter the premises after the 2021 crops have been harvested to prepare the premises for the 2022 crop season. Seller shall reimburse prior tenant for fall tillage.

Real estate taxes due and payable in 2021 shall be paid by the seller, and real estate taxes due and payable in 2022 and in subsequent years shall be paid by the Purchaser.

Further information regarding this sale may be obtained from Jesse A. Flynn at the office of Flynn Law Firm PLLC at the address shown above, by telephone at 507-372-2620, or at www.flynn.law.

The land is being sold "AS IS" and any announcements made on the day of the sale shall supersede this and all other announcements, printed to implied. The Seller reserves the right to reject any and all bids, and waive any irregularities in the bidding.

Flynn Law Firm PLLC
Attorneys for Seller
Jesse A. Flynn
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