



ALBERT LEA, MN COMMERCIAL LAND AUCTION JOHN CHADWICK FARMS, LLC

VIRTUAL
ONLINE

THURSDAY, MAY 22, 2025 - 10:00 AM^{CT}
16.46 TAXABLE ACRES± • SELLING IN 3 TRACTS

LOCATION

Land is located approximately 1.5 miles south of the I-90/I-35 intersection on I-35, located on the north & south sides of Home Depot. Parcels are located 1,000 ft from I-35, 1.5 miles south of I-90, adjacent to Home Depot and Albert Lea city water tower.

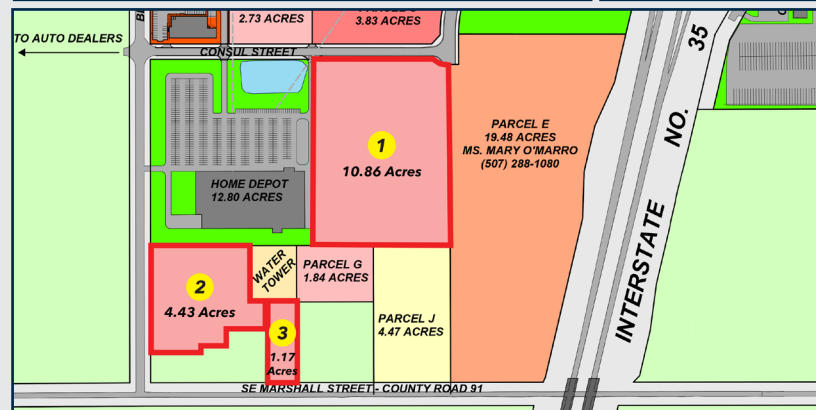
GENERAL INFORMATION

16.46 acres± • 3 tracts

- Commercial/Developmental Land
- Tar Road Access with Water Access
- No Minimums/No Reserves!
- No Assessments!



SCAN FOR MORE
INFORMATION



AUCTION MANAGER: ALLEN HENSLIN (320) 979-1808 | MN BROKER LICENSE #40452766

Closing & Title Work: Land Title, Inc
2200 W County Road C, Suite 2205, Roseville, Minnesota 55113 | (651) 638-1900

DETAILS, MAPS, PHOTOS & BIDDING: WWW.SULLIVANAUCTIONEERS.COM

SULLIVAN AUCTIONEERS | (844) 847-2161 | LICENSE #444000107



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METHOD & TERMS

The Chadwick farm will be sold on a price per acre basis, based on taxable acres. All tracts will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can elect any of the tracts for their high bid. If the high bidder does not elect all offered tracts, then the remaining tract(s) will continue to be offered "Buyer's Choice" until all tracts have been elected. The tracts will NOT be offered in their entirety at the conclusion of the auction.

Immediately following the auction, the successful buyer will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing. The balance of the purchase price will be due at closing which will take place on or before Tuesday, June 24, 2025.

The buyer will provide title insurance in the full amount of the purchase price. Seller will pay all the 2024 real estate taxes. The 2025 real estate taxes will be prorated to the date of closing. Possession at closing.

Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.

All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller or Sullivan Auctioneers pertaining to this property. Real estate is being sold "AS IS".