

92.84 DEEDED ACRES - MARTIN COUNTY

EVENING ESTATE FARMLAND AUCTION

EXCELLENT BARE FARMLAND WITH SCENIC LAKESHORE & CREEK

TUESDAY EVENING DEC. 4, 2012 @ 7:00 P.M.

LOCATION OF AUCTION : Knights of Columbus Community Center - 920 E 10th St. Fairmont, MN. Located 1 block W of Militello Motors on Highway 15 which is 1 1/2 miles South of I-90 interchange exit 102.

LOCATION OF FARM: NORTHWEST SHORE OF LAKE GEORGE IN FAIRMONT, MN., IN THE CITY LIMITS IN SECTION 6 OF FAIRMONT TOWNSHIP, JUST WEST OF HOLLAND ST., WITH ACCESS TO WEST ANNA ST., AND LUCIA AVE.



GENERAL INFORMATION

An outstanding parcel of bare land with prestigious beauty and future development for country estates, lakeshore on south edge, approximately 70 acres of excellent bare farmland with good soil types with 87.1 Productivity Index, and northern portion with nice hay or pasture land with natural creek and waterways, property joined on west with adjoining tree and creek area. The approx. 70 acres of tilled farmland is gently sloping with good surface drainage for either crop production or home construction. This property is beautiful, has excellent income ability prior to development, very private with many future possibilities. Property located a short distance west of

Blacktop 41 or North North Ave. directly North of the downtown plaza, served by adjoining streets.

TERMS: 20% down evening of auction, balance due on or before December 27, 2012, seller pays real estate taxes due in 2012 and retains farm rental income from crop year 2012, buyer has possession for crop year 2013 and pays real estate taxes due in 2013. Property sold "As is Where is", it is interested parties obligation to inspect the property prior to bidding, interested bidders are welcome to drive or walk over property prior to the auction. Sellers or Sales Staff are not responsible for accidents on the property, those inspecting the property must use care and are responsible upon entering property for themselves and any visitors which may be involved. Boundary subject to various surveys of adjoining properties

AUCTIONEERS NOTE: It is an honor to work for the Holland Heirs to sell their beautiful farm and recreational land that has been in the family for many many years. This property has not been offered for sale prior to this auction. The family has chosen the auction method to be fair to all interested parties. Those wishing to make an investment with excellent present income and tremendous development possibilities be sure and look this property over prior to the auction, a once in a lifetime opportunity. This property has had an excellent tenant operator for many years, would make excellent tenant for investment buyer. **OPEN HOUSE:** Auction staff will be available at the West end of Anna Street adjoining property on Saturday December 1, 2012 from 1 P.M. to 4 P.M., will be equipped with 4 wheel drive equipment to drive interested buyers over property. Information booklets are available on the websites listed below and can also be obtained at our Fairmont Office at 117 North Main or call the office at 507.238.4318.

VISIT WEBSITES WWW.AUCTIONEERALLEY.COM OR WWW.AGRI-REALTY.COM OR WWW.DANPIKEAUCTION.COM

LYDIA H. HOLLAND ESTATE

JANE GJEVRE & SIGNE CONE, OWNERS

KIM SHAFFER OF KRAHMER & SHAFFER, ATTORNEY & CLOSING AGENT
717 S. STATE ST. FAIRMONT, MN OFFICE - 507.238.4717

AUCTIONEERS & SALES STAFF

Allen Kahler, CAI-MN & Iowa Broker -Sherburn
#RA-41579 & B5738000-507.841.1564 ©

John Eisenmenger, Fairmont

Kevin & Ryan Kahler, Fairmont & Sherburn

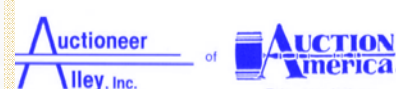
Dan Pike, CAI & GPPA MN #32-12-015 Jackson

Doug Wedel - Welcome

Dustyn Hartung- Fairmont & Larry Bremer - Fairmont



Real Estate
and Appraisals
117 No. Main St.
Fairmont, MN 56031
Ph: (507) 238-4318
Fax: (507) 238-1107



117 North Main-Fairmont,
Myla Roskop, Office Manager
507.238.4318

