

395 +/- ACRES TOP SOUTHERN MINNESOTA FARMLAND

FARMLAND AUCTION

The following top bare farmland will be offered at public auction on

TUESDAY EVENING MARCH 26TH 2013 AT 6:30 P.M.

LOCATION OF AUCTION: DARFUR COMMUNITY CENTER IN DARFUR, MN. AUCTION STAFF WILL BE ON HAND AT 5:30 P.M.

LOCATION OF FARM: 1/2 MILE NORTH OF DARFUR, MN ON COUNTY BLACKTOP #4 (620TH AVE.), 1 MILE EAST ON 290TH STREET, AND 1/2 MILE NORTH ON 630TH AVE. DARFUR IS LOCATED 4 MILES NORTH OF ST. JAMES, MN ON HIGHWAY #4 AND 10 MILES WEST ON HIGHWAY #30.

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

GENERAL INFORMATION

Parcels 1, 2 and 3 makeup an entire 320 acre parcel in Section's 8 and 17 and Parcel 4 located adjacent across road in Section 16. A large private subsurface tile from Parcels 1 and 2 outlets in the open ditch on Parcel 3. This entire property is served by excellent open ditch.

Parcel 1: 80 Acres +/-, located in the North 1/2 of SE 1/4 Section 8 Adrian Township, Watonwan County, MN. T107N R33W, an inside 80 with only 1/4 mile public road on east end. Productivity Index Rating of 90.1, level to gentle slope with top soil types.

Parcel 2: 80 Acres +/-, located in the South 1/2 of SE 1/4 Section 8 Adrian Township, Watonwan County, MN. T107N R33W, an inside 80 with only 1/4 mile public road and right-of-way on east end. Productivity Index Rating of 92, level to gentle slope with top soil types, does contain 3.5 acre old grove and abandoned building site.

Parcel 3: 160 Acres +/-, located in the NE 1/4 Section 17 Adrian Township, Watonwan County, MN. T107N R33W, inside parcel with only 1/2 mile of public road and right-of-way on east edge, level to gentle slope, excellent soil types, severed by open drainage facility, will give cross subsurface tile easements to Parcels 1 and 2.

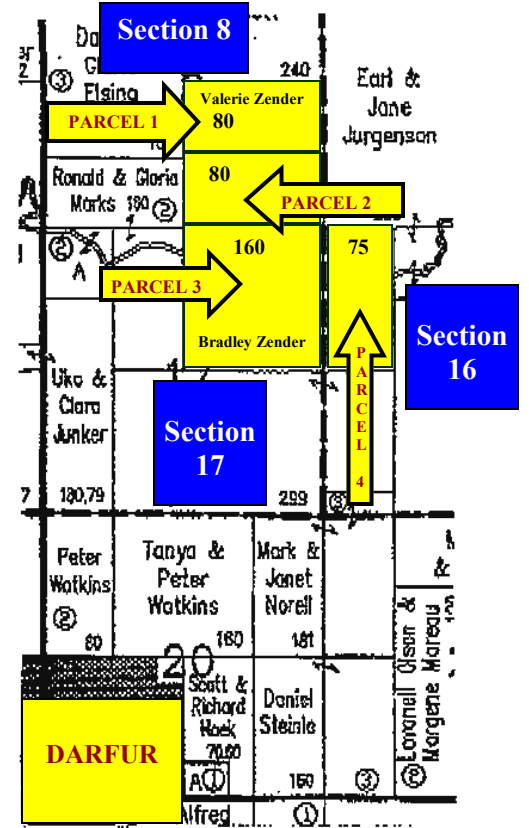
Parcel 4: Approximately 75 Acres (excepting building site & driveway easement) located in West 1/2 of North-west 1/4 Section 16 Adrian Township, Watonwan County, MN. T107N R33W, an inside parcel with public road on west edge, is severed by open ditch drainage facility, this is bare land, building site is not being sold at this time. Top soils, level to gentle slope, Productivity Index Rating of 88.6.

Terms and Bidding information: This is a public auction, all parties are invited to attend. 20% down the evening of auction, which will be deposited Wednesday, March 27, 2013 in the Sunde, Olson, Kircher & Zender Trust Account, balance due on or before May 13, 2013. Buyer will pay direct to the Zender Farms Account for fertilizer and chemicals applied for crop year 2013, and pay for molboard and chisel plowing done for 2013 crop year. Buyer shall pay all real estate taxes payable in 2013 including the May 15, 2013 payment. There is no buyers premium on this purchase. Successful buyer shall also sign purchase agreement evening of auction.

Those wishing bidding numbers must submit a \$20,000 cashiers check payable to Land Services Unlimited Trust Account, this is good for bidding on 1 or all 4 parcels, all unsuccessful bidders checks will be returned the evening of the auction. **Those wishing to bid by cell phone or proxy must make arrangements with the auction company no later than noon on Monday March 25, 2013.** This property is being sold "As is Where is", it is interested bidders obligation to inspect the properties and the governmental information prior to bidding, all sales are final, sellers have the right to reject unsatisfactory bids.

Inspection and Method of Sale Information: All interested parties are welcome to walk or drive over the property, and visit with Bradley Zender. Information packets containing complete governmental information including air photos, soil maps, FSA information, real estate taxes and known subsurface drainage tile. Governmental information is considered to be correct but sellers' nor sale staff make no guarantee of their accuracy. This property will be offered on our Board System with Parcel's 1, 2, 3 and 4 offered separately, therefore small and large buyers will all be treated equally, auction staff will explain procedure to all interested parties. Auction personnel will be on the property Monday March 18, 2013 from 9A.M. to 3 P.M. or by appointment, information packets can be viewed on our website or feel free to call our office to have one mailed to you. Bradley Zender and Bank in Darfur will also have information packets.

Auctioneers Notes: It is an honor to work for the Zender Family in selling their choice property, excellent soil types, excellent open ditch outlets, can be put together as 1 complete 395 acre parcel. This land has been in the family for years, not offered for sale prior to this auction. Bradley and Valerie Zender have chosen auction method to be fair to all interested buyers. It is a rare opportunity to put together 395 acres of choice farmland together in 1 offering at one time. This property has had a top job of farming for many years, with an outstanding weed control and fertilizer program, a consistent high producer. Come prepared to purchase, sellers nor sales staff are not responsible for accidents on the property. As spring fieldwork will most likely start prior to final closing, buyers shall be able to start field work as soon as the fields are ready, new owners shall furnish certification of liability insurance before field work starts. For more information contact any of the staff listed below or call our Fairmont Office at 507.238.4318



NOTICE: UPCOMING LOW HOUR, LIKE NEW RETIREMENT FARM MACHINERY AUCTION

Thursday Forenoon April 4, 2013—Bradley Zender, Owner

Auction to be held at building site on Parcel 4 location, address 28336 630th Ave. Auction items include: JD 8130 FWA w/480 hrs; Versatile 340 4 wheel drive w/248 hrs; JD 830 Diesel, purchased new by Brads father, 2922 hrs, IH 666, Ford 2600, IH B, 12 row equipment; Like new Salford 8 bottom plow; 8 yrd earth mover; Low mileage trucks; Tools, etc. watch for full auction poster coming soon.

ZENDER FARMS-OWNERS BRADLEY & VALERIE ZENDER

BRADLEY'S CELL # 507.227.4977

ALLEN'S CELL # 507.841.1564

Suzann M. Olson, Legal Consul & Closing Agent of Sunde, Olson, Kircher & Zender Attorneys - St. James, Madelia 507.375.3352

Auctioneers and Sales Staff

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