

157 ACRES SOUTHERN MINNESOTA ESTATE FARMLAND

# FARMLAND AUCTION

To settle Estate the following farmland to be sold at public auction on

## TUESDAY EVENING APRIL 16TH, 2013 @ 7 P.M.

**LOCATION OF AUCTION:** TO BE HELD AT THE BENCO ELECTRIC COMMUNITY CENTER IN FROST, MN. FROST IS LOCATED 8 MILES EAST OF BLUE EARTH, MN ON I-90 AND 4 1/2 MILES SOUTH ON HWY NO. 254 OR APPROX. 12 MILES NORTH OF BUFFALO CENTER, IA.

**LOCATION OF FARM:** 2 1/2 MILES SOUTH OF FROST, MN ON BLACKTOP NO. 17 OR 470TH AVE, AND 2 MILES WEST ON BLACKTOP NO. 2 OR 40TH STREET.

VISIT OUR WEBSITE @ [WWW.AUCTIONEERALLEY.COM](http://WWW.AUCTIONEERALLEY.COM)



**GENERAL INFORMATION:** 157 deeded acres, located in the Northeast 1/4 of Section 20 in Rome Township, Faribault County, MN, T101N R26W. A level to gently sloping parcel with a soil type Productivity Index of 85.7%, has an abandoned building site of approx. 2.64 acres and tillable of 146.57 according to FSA info. It has a blacktop road adjoining the N edge, gravel public roads on the E edge, and has its own open ditch outlet which lays on the S edge of the property. Considerable amount of subsurface drainage tile. Farm has had top operator, and excellent fertility and weed control program.

**TERMS & BIDDING INFORMATION:** 20% down the evening of auction, balance due on May 16, 2013 when clear title furnished. Immediate possession after sale date. Seller has made provisions to cap unused well, buyer shall pay Real Estate taxes due in 2013 and pay present tenant for tillage work done for crop year 2013 and any fertilizer applied for crop year 2013. Farm sold as is where is. It is interested bidders obligation to inspect property prior to bidding. Old building site sold as is where is. Any clearing of building site at buyers expense. There is no buyers premium. All interested bidders must register for a bidding number prior to bidding. Bidders will be required to furnish bank information.

**INSPECTION:** Interested parties may inspect property at any time. An open house will be provided by Auction Staff at the location of the farm on Monday, April 8th from 10 AM to 4 PM to answer questions, provide informational booklets, and assist in inspection. For presale informational booklets, contact our office at 507-238-4318 or Larry Skogerboe at Frost, MN at 712-330-0982 or check our website.

**AUCTIONEERS NOTE:** Come prepared to purchase as the Skogerboe Family has chosen the public auction method to be fair to all neighbors and interested parties. This farm has not been offered for sale prior to this auction. Mr. Lucas Johnson is the past tenant and he took very good care of the farm and would make a fine operator for an investor buyer. It is an honor to work for the Skogerboe Children selling this nice parcel of farmland, which has been in their family for many years. Auction staff will be at the Benco Community Center at least one hour prior to the auction.

SELLERS OR SALES STAFF NOT RESPONSIBLE FOR ACCIDENTS ON PROPERTY BEFORE OR AFTER THE AUCTION

ESTATE OF

# MILDRED SKOGERBOE TRUST

SKOGERBOE CHILDREN—OWNERS SHARON K MOELLER—TRUSTEE

**DARIN G HAUGEN, ESTATE ATTORNEY & CLOSING AGENT OF ERICKSON, ZIERKE, KUDERER & MADSEN LEGAL FIRM OF FAIRMONT, MN 507-238-4711**

**AUCTIONEERS & SALES STAFF**

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