

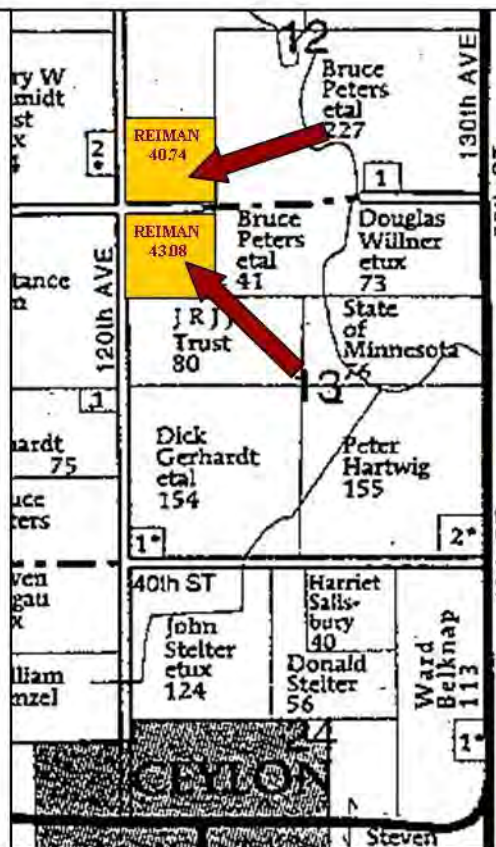
CHOICE BARELAND EVENING ESTATE AUCTION TUESDAY EVE. SEPT. 17, 2013 @ 7 P.M.



LOCATION OF SALE:
**AMERICAN LEGION MEETING ROOMS
AT CEYLON, MN.**

LOCATION OF FARM: 1 1/2 mile straight North of Ceylon, Minnesota on County 125 or 120th Ave., or just 3 3/4 miles North of the Iowa-MN State Line or approximately 10 miles Southwest of Fairgrounds at Fairmont, MN.

LEGAL DESCRIPTION: The Fractional SW 1/4 of the SW 1/4 Section 12, containing 40.74 acres more or less, *EXCEPTING* building site, and the NW 1/4 of the NW 1/4 Section 13 containing 43.08 acres more or less, *EXCEPTING* sub-station and minimum maintenance road, all in Lake Belt Township, Martin County, MN T101N R32W. F.S.A. records show 81.33 Tillable acres or 83.8 Deeded acres.



GENERAL INFORMATION:

An excellent parcel of level to gently laying farmland with known tile maps and outlets, has excellent soil types with a Productivity Index Rating of 89.5. Total Deeded Acres 83.8. These are 2 adjoining rectangle parcels of all tillable farmland, top producers, have been well farmed and taken care of.

TERMS AND BIDDING INFORMATION:

This is a public auction, public is invited. Non-refundable 20% down night payable to Edman & Edman Trust Account which will be deposited September 20, 2013, balance due November 1, 2013 when clear title furnished. Successful buyer shall also sign purchase agreement night of auction. Seller pays Real Estate Taxes due in 2013 and retains income for crop year 2013. New owner will have possession for crop year 2014. This property is being sold "As is Where is", sales final and not contingent on buyer financing, sale is subject to sellers approval. Those wishing the 2 parcels sold separate must talk to auction staff prior to auction. *Those wishing to bid by cell phone must make arrangements with the auction company no later than Sept. 16th, any announcements evening of sale take precedence over printed materials.*

INSPECTION AND PRE-SALE INFORMATION:

Auction personnel will be on location of farm for additional information on Wednesday Forenoon September 11th from 9 A. M. to Noon, or any time by appointment. Pre-Auction booklets containing all known governmental information will be available from auction staff or it can be viewed on the website. It is interested parties obligation to inspect the property and the governmental information prior to bidding. Sellers and Sales Staff will provide all known governmental information prior to the auction, assume governmental information to be correct but make no warranties to their accuracy. These are 2 rectangle fields, may be worked in any direction with todays large equipment.

AUCTIONEERS NOTES:

It is an honor to work for the Reiman Family selling their farm, which has been in the Reiman Family for many years. property has not been offered for sale prior to the auction. Sellers have chosen the auction method to be fair to all interested parties. Auction Staff will be present at the Ceylon Legion 1 hour prior to evening of the sale, all interested bidders must register prior to sale for bidding number. Sellers or auction staff are not responsible for accidents.

WWW.AUCTIONEERALLEY.COM

HEIRS OF OTTO & MARGARET REIMAN

MARLIN REIMAN, REPRESENTATIVE
KENNETH REIMAN, REPRESENTATIVE

JOHN EDMAN, ESTATE ATTORNEY & CLOSING AGENT
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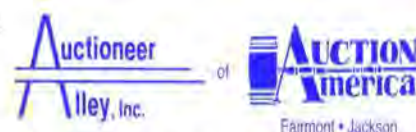
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