

125.82 Acres more or less Manyaska Township, Martin County, MN

# FARMLAND AUCTION

To settle the Krumwiede Estate, the following will be sold at public auction at Sherburn, MN on:

## TUESDAY, NOVEMBER 5, 2013 @ 7:00 P.M.

**SALE LOCATION:** This auction will be held at the American Legion Club Rooms at 18 N. Osborne in Sherburn, MN

### MANYASKA TOWNSHIP, MARTIN COUNTY, MN



#### INSPECTION

Any time by appointment with Allen Kahler 507-764-3591 or 507-841-1564. As soon as 2013 crop year removed, interested parties may walk or drive over land. Interested parties shall respect growing crops before removed. Pre auction air photos, soil maps, and other governmental information available in booklets from our office, auction staff or check our website @ [www.landservicesunlimited.com](http://www.landservicesunlimited.com).

#### AUCTIONEERS NOTE

Come prepared to purchase. It is interested parties obligation to inspect property and information provided prior to bidding. Must register for bidding number the evening of auction prior to bidding. Successful bidder shall sign purchase agreement the evening of the auction, seller shall provide updated abstract and clear title. Seller & Sales Staff assume governmental info to be correct, but make no warranties to their accuracy. Sellers have right to accept or reject final bid.

Seller nor Sales Staff Not Responsible for Accidents. It is an honor to work for the Krumwiede Family. This farm has been in the Krumwiede Family for many years. Feel free at any time to call Allen Kahler, or any of the Sales Staff.

#### LEGAL DESCRIPTION

125.82 Acres bare land located in the West 1/2 of Section 19, Manyaska Township, Martin County, Minnesota T102N R32W, excepting 7.03 building site

#### FARM LOCATION

1 3/4 miles south of intersection of the intersection of County Hwy 26 & Blacktop 13 or 70th Avenue at SW corner of Sherburn, MN or 958 70th Ave.

#### GENERAL FARM INFORMATION

This parcel contains 116.14 acres tillable according to FSA records, has a hard surface blacktop County Road No. 13 or 70th Ave adjoining West edge, and Martin County Judicial Ditch No. 30 adjoins North edge of entire parcel, providing excellent outlets. The Productivity Index on this parcel is 88.5. This farm has top operators for many years with excellent fertility and weed control program.

#### AUCTION TERMS

20% down the evening of the auction, balance due December 15, 2013. Seller will pay all Real Estate Taxes due in 2013 and retain all 2013 crop year income. Buyer may enter as soon as 2013 crop has been removed to prepare for 2014 crop year and be responsible for Real Estate Taxes due in 2014.

# SYLVAN KRUMWIEDE ESTATE

## MIKE KRUMWIEDE-PERSONAL REP

#### AUCTIONEERS AND SALES STAFF

ALLEN KAHLER, CAI-MN Iowa Broker #RA-41579 & B57538000

Home # 507.764.3591 or Cell # 507.841.1564

KEVIN & RYAN KAHLER, DAN PIKE,

DOUG WEDEL & DUSTYN HARTUNG



CHECK OUT OUR WEBSITE @

[WWW.AUCTIONEERALLEY.COM](http://WWW.AUCTIONEERALLEY.COM)

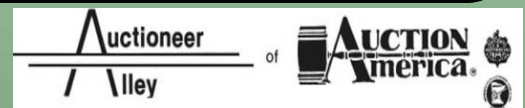
FOR MORE FARM INFORMATION!

JOHN "PAL" EISENMENGER,

SALES CO-ORDINATOR

LARRY BREMER, REAL ESTATE

LEAH HARTUNG, APPRAISER & SALES STAFF



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SECRETARIAL PLUS SERVICES-

MYLA ROSKOP, OFFICE SERVICES