

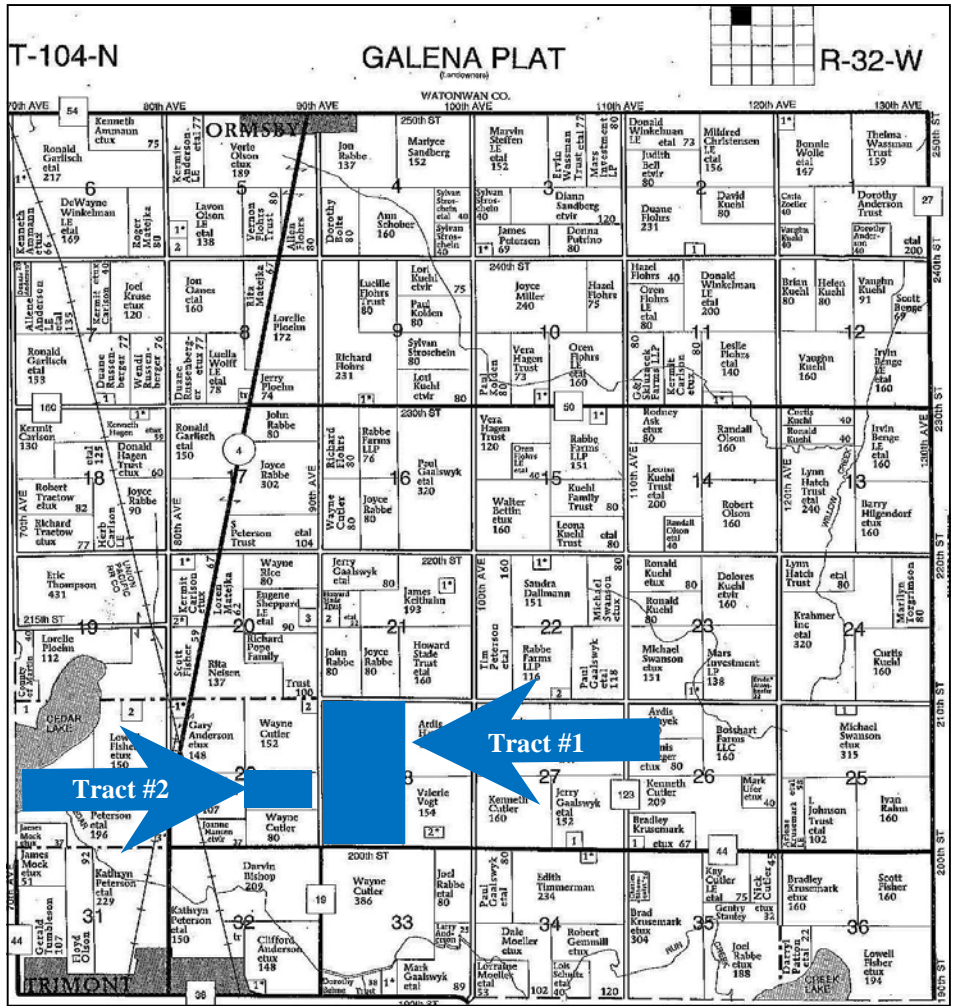
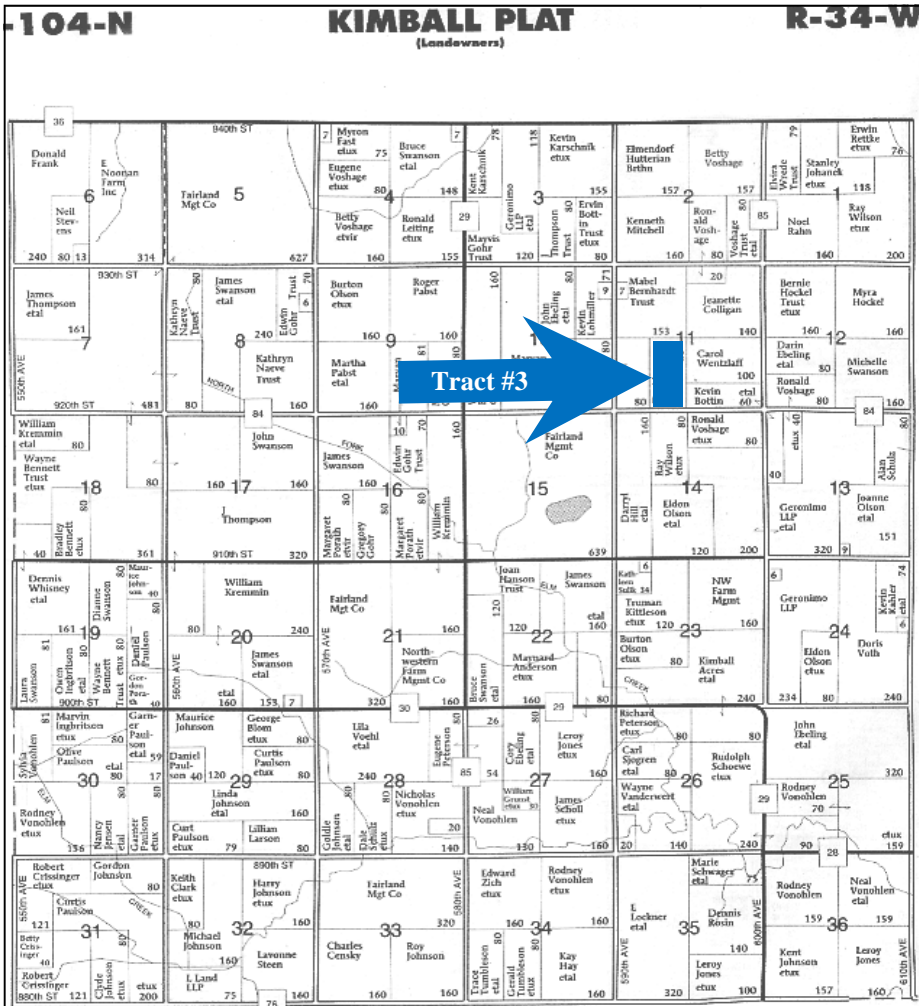


**471.68 ACRES +/-**

**GALENA TOWNSHIP - MARTIN COUNTY  
& KIMBALL TOWNSHIP -  
JACKSON COUNTY, MINNESOTA**

# Prime Farmland For Sale

We are very pleased to offer for sale the McKisson Land, LLC. / Parker Family farmland containing 471.68 acres +/- bare farmland in Galena Township, Martin County, Minnesota & Kimball Township, Jackson County, Minnesota.



## Legal Property Descriptions

**Tract #1:** West One Half (W1/2) except 7.268 acres known as the W. 859' of N. 585' of S. 1596.35' (exc. .642 ac. SE Cor.) in the W1/2 SW1/4 and except .64 ac. E. 244' of W. 589' of N. 92' of S. 1195.35 SW1/4 SW1/4 and except .41 ac. N. 30' S. 1011' W. 589' SW1/4 SW1/4 all in 28-104N-32W, Martin County, MN. **Containing 311.68 acres more or less.**

**Tract #2:** North Half of the Southeast Quarter (N1/2 SE1/4) 29-104N-32W, Martin County, MN. **Containing 80 acres more or less.**

**Tract #3:** East half of the Southwest Quarter (E1/2 SW1/4) 11-104N-34W, Jackson County, MN. **Containing 80 acres more or less.**

## Crop Productivity Index & Tillable Acres:

**Tract #1: 92.5 CPI & 305.74 Tillable (Estimated)**

**Tract #2: 91.6 CPI & 79.34 Tillable (Estimated)**

**Tract #3: 95.5 CPI & 78.49 Tillable (Estimated)**

## REAL ESTATE SALE TERMS

The terms of the sale of these farms are based on a cash sale, subject to a 2014 cropland lease. The buyer will be assigned the landlord's interest in the 2014 cropland lease upon settlement, provided that the sale and closing take place prior to May 1, 2014. The Settlement will be within 45 days of an acceptable offers being submitted. The property is being sold subject to any and all zoning, environmental, municipal, state, or federal laws or easements of record. Property is being sold "As Is" and the buyers are responsible for all inspections of the property prior to their purchase of it. Any statements made take precedence over printed materials & information. All information contained in this brochure and provided by the sellers and/or their agents is subject to the inspection and verification by all bidders/buyers relying on it. No guarantee or warranty will be expressed or implied by the sellers or their agents and there is no liability assumed by the sellers or their agents for the accuracy, error or omission of any information provided. All offers & sales are subject to owner's approval. Land & Farm Services Unlimited, LLC, Dan Pike and Allen Kahler represent the sellers in this transaction.

*These farms are being marketed on a Private Sale Method. If interested contact either Dan Pike or Allen Kahler to make an offer. All interested parties should contact Dan Pike at Land & Farm Services Unlimited, LLC @ 507-847-3468 or 507-841-0965 or Allen Kahler of Land Services Unlimited, LLC. @ 507-841-1564 or 507764-3591. Call before they are gone!*

**PROPERTY OFFERED EXCLUSIVELY FOR SALE BY**



410 Springfield Parkway Jackson, MN.  
507-847-3468 or 888-847-3486  
www.landfarmervices.com or  
www.danpikeauction.com

**LISTING BROKER**  
DAN PIKE - 507-847-3468  
Land & Farm Services Unlimited, LLC  
**COOPERATING BROKER**  
Allen Kahler - 507-841-1564  
Land Services Unlimited, LLC



## Broker's Property Comments

These are very good farms that would make a good addition to any farming operation & is an excellent opportunity to purchase very good producing southern Minnesota farmland. If you are a farmer looking to add to your present operation or an investor, make sure to take a look. Make sure to call before they are gone.

FOR MORE INFORMATION REGARDING THIS FARM CHECK OUR WEB SITE

www.landfarmervices.com  
or www.danpikeauction.com