

59.91 Total Acres + or - of bare farmland & Building Site in Rolling Green Twp, Martin County, MN

# POTENTIAL COMMERCIAL & PRIME MARTIN COUNTY REAL ESTATE

# FARMLAND & ACREAGE AUCTION

To settle the Olson Estate, the following will be sold on public auction on:

## TUESDAY, MAY 6, 2014 @ 6:30 PM

Sale Location: Located on NE corner of Welcome, MN (north of NuWay Co-Op) at 502 Guide Street N on Hwy 263

### OPEN HOUSE PROPERTY INSPECTION

**Saturday, April 19th** from 1 P.M. to 4 P.M. or **Thursday, April 24th** from 4 P.M. to 7 P.M. or by appointment with Dustyn Hartung.



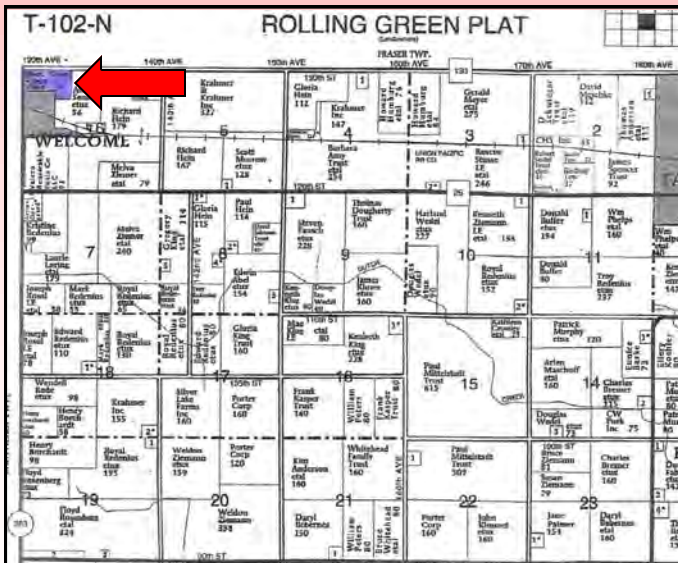
### ROLLING GREEN TOWNSHIP SECTION 6



### PROPERTY LEGAL DESCRIPTIONS

**Parcel #1:** 502 Guide Street N, Welcome, MN 56181

**Parcel #2:** NW FRAC. 1/4 NW 1/4 6-102-31, Martin County, MN Farmland minus Parcel #1



### ADDITIONAL INFORMATION

For additional information including sale terms, soil maps, additional pictures of the house and property, assessor information, property taxes, & Farm Service Agency Information: Please go to our web site at [www.landservicesunlimited.com](http://www.landservicesunlimited.com) and check the informational brochure under the Olson Auction sale bill area or call Dustyn Hartung at 507-236-7629.

### FARM SERVICE AGENCY INFORMATION

#### Parcel #2

- ◆ **Cropland:** 57.32 acres +/-
- ◆ **Corn Base:** 28.10 acres +/-
- ◆ **Soybean Base:** 27.40 acres +/-
- ◆ **CRP Cropland:** 0 acres +/-

# [www.landservicesunlimited.com](http://www.landservicesunlimited.com)

### AUCTIONEERS NOTE

It is an honor to work for the Olson Family in the sale of their farmland and acreage, the Olson Family have chosen the auction method to be fair to friends and neighbors to have a chance to purchase their farmland and acreage. A very unique opportunity to buy an excellent property that could be developed as it's west edge adjoins Hwy 263 and just a 1/2 mile south of Interstate 90 Exit 93 and very close to Valero Ethanol Plant. Property includes a beautiful farm acreage and prime Martin County farmland.

**Parcel #1:** Beautiful farm acreage with beautiful shade trees, 4 bedrooms, 1 1/2 bathrooms, with hardwood floors and beautiful woodwork and storage shed that has a partial cement floor. Home is approx. 2,000 sq. ft. with city water and sewer. Acreage has a short driveway and is right on Hwy 263 (acres to be determined).

**Parcel #2:** Prime farmland minus acreage with a 92.6 Productivity Index Rating, natural drainage and excellent access (acres to be determined).

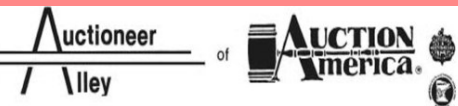
**Parcel's #1&2 Combined:** Parcels can be combined to buy as one unit

### AUCTION TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful buyer at the conclusion of the auction will enter into a Purchase Agreement / Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before June 10th, 2014 when clear title is given. The buyer will have possession for 2014 crop year. The buyer will pay ALL real estate taxes payable in 2014 on Parcel #2. Buyer will pay 2nd half of real estate taxes on Parcel #1. Buyer shall be responsible for the reimbursement for 2013 fall tillage to previous tenant. Property is being sold "AS IS" "WHERE IS", Property is being sold subject to any easements including road, drainage, utility or other easements of record. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to court approval. Acres between the two parcels are subject to change up until sale date. Any statements made at the auction may take precedence over any printed information.

### Owner

## Albert & Cora Olson Estate Eugene & Ann Olson-Trustees



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629

KEVIN KAHLER-507-920-8060

ALLEN KAHLER, CAI-MN Iowa

Broker #RA-41579 & B57538000

RYAN KAHLER, DOUG WEDEL & DAN PIKE

923 N STATE ST. FAIRMONT, MN

507-238-4318

**E Z** ERICKSON, ZIERKE,  
**K M** KUDERER & MADSEN, P.A.

DARIN G. HAUGEN, LEGAL COUNSEL & CLOSING ATTORNEY FOR OLSON ESTATE