

MARTIN COUNTY FARMLAND AUCTION

THE FOLLOWING 67.57 ACRES +/- WILL BE SOLD AT PUBLIC AUCTION AT THE KNIGHTS OF COLUMBUS HALL AT FAIRMONT, MN AT 920 E 10TH STREET, WHICH IS APPROX. 1/2 BLOCK WEST OF MILITELLO MOTORS LOCATED ON HWY 15 OR N STATE STREET ON:

TUESDAY, JULY 21ST, 2015 @ 7 P.M.

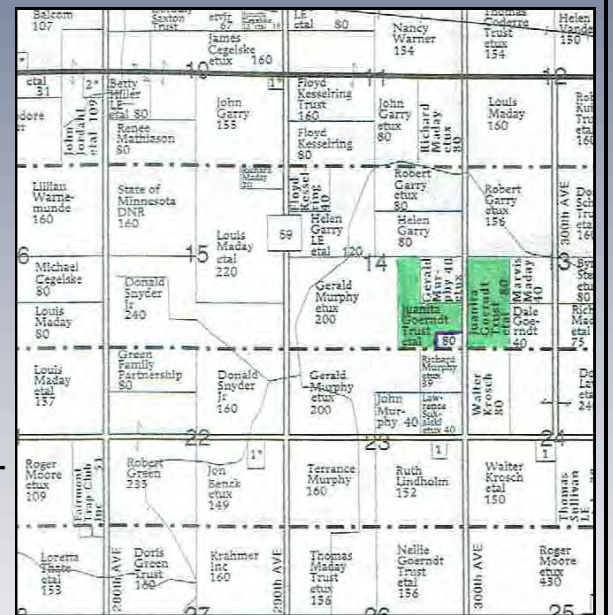
LOCATION OF FARM: This parcel is located on 300th Ave, approx. 9 miles West from Blue Earth, MN and approx. 10 miles East from Fairmont, MN.

LEGAL DESCRIPTION: SUBJECT PROPERTY: The Southeast Quarter of the Southeast Quarter & the East Half of the West Half of the Southeast Quarter (SE1/4 SE1/4 & E1/2 W1/2 SE1/4), excepting 12.43 acres of Section 14 of Pleasant Prairie Township, T102N, R29W. **FARM TO RENT:** The West Half of the Southwest Quarter (W 1/2 SW 1/4) of Section 13 of Pleasant Prairie Township, T102N, R29W.



GENERAL INFORMATION—SUBJECT PROPERTY: A nice parcel of bare farmland, that has approximately 65.45 acres tillable +/- . This land has very good soil types with a 89.8 Crop Productivity Index according to governmental information. **FARM TO RENT:** A choice parcel of bare farmland, that has approximately 77.49 acres tillable +/- . This parcel has good soil types with a 88.1 Crop Productivity Index according to governmental information. The buyer of the farm will have the opportunity to rent 80 acres, if they so choose the night of the sale. The 80 acres is being offered as a 3 year lease. For the first 2 years of the farm lease, the rent will be set at \$260 an acre. For the 3rd year of the lease, the rent will be negotiable but ultimately will be decided by the Goerndt Family. The 2015 crop is the possession of the current tenants and the new tenant will have access to the farm once the 2015 crop is removed.

TERMS—20% down the evening of the auction, which will be made out to the Erickson, Zierke, Kuderer, & Madsen, P.A. Trust Account and cashed on Wednesday, July 22, 2015. Balance is due on or before August 24, 2015, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. 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. Seller will pay all of 2015 real estate taxes and any assessments of record will be paid on the evening of auction due in 2015. Buyer will pay real estate taxes due in 2016 and thereafter. Any new assessments of record after the evening of the auction will be the responsibility of the Buyer. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to bidding. The new buyer will have possession of farm once the 2015 crop is removed. The 2015 crop rent will be paid to the sellers. Those wishing to bid by cell phone must make arrangements with members of auction staff prior to 12:00 P.M. on auction day.



INSPECTION— Monday, July 13th from 6 PM-8 PM or anytime by appointment with Dustyn Hartung 507-236-7629 or Kevin Kahler 507-920-8060. Pre-auction booklets containing soil and county maps, FSA information, air photos, and assessor information are available at our Fairmont office or online at www.landservicesunlimited.com.

AUCTIONEERS NOTE— We are honored to have the opportunity to work for the Goerndt Family, as this is a nice opportunity to buy some good Martin County Farmland and expand your operation by adding additional rented farmland. The family has chosen the auction method to give friends, neighbors and investors all an equal opportunity to buy their farmland. The property has been well farmed by the current tenants and they would make excellent tenants for any investor buyer.

RONALD GOERNDT, DELORES PAVIK, DUSTIN GOERNDT & ROBERTO GONZALEZ-Owners

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
GOERNDT FAMILY

www.landservicesunlimited.com