



LAND AUCTION

160 Acres of Choice Dale Township Cottonwood County, Minnesota Land

We will offer the following real property at auction **On Site at the Land** - located from Windom, MN (Jct. of Hwy's. #60 and #71 – Windom Area Hospital) – 5 miles north on Hwy. #71 to Co. Rd. #22, then 1 mile west on Co. Hwy. #22 to the Northeast Corner of the Land at the Jct. of 470th Ave. & Co. Hwy. #22 (370th St.);
from Jeffers, MN – ½ mile east on Hwy. #30, then 7 miles south on Hwy. #4 (450th Ave.) and ½ mile east on Hwy. #22 (370th St.) on ...

WEDNESDAY MORNING FEBRUARY 17, 2016 SALE TIME: 10:00 AM

Auctioneer's Note: This auction presents a terrific opportunity to purchase a well located piece of productive Cottonwood County, MN farmland with a high percentage tillable. This land has been in the Renquist family for approx. 99 years with family ownership dating back to 1917 and is now being offered for sale in order to settle the Renquist Trust. If you are in the market of high caliber parcel of Cottonwood Co., MN Land, then make plans to attend this auction.

This Farm consists of a high caliber parcel of highly productive farmland which is very well located just approximately 6 miles northwest of Windom, MN and bordered on the north by Hwy. #22 (370th St.).

This choice parcel of farmland has a high percentage tillable and some excellent productive soils and has been maintained in an excellent state of cultivation. According to FSA information this farm has approximately 154 acres of cropland, with a 76.7 acre corn base with a 161 bu. PLC yield and a 76.7 acre soybean base with a 42 bu. PLC yield and is enrolled in the County ARC election of the USDA farm program. According to the Cottonwood Co. Assessor this parcel has a CER of 70.91, comparatively information obtained from Surety Agri Data, Inc. indicates that this farm has an extremely high weighted average productivity index of 93.7, with the cropland comprised predominately of Class I & II soils. The general topography of this land is gently rolling to rolling. The total non-homestead RE taxes payable in 2015 on this property were \$7,106.00. If you are in the market for a choice parcel of land that has potential to serve as a terrific addition to an area row crop farming operation or as an investment, then make plans to inspect this property and be in attendance at this auction.

LEGAL DESC.: The NE ¼ of Sec. 34, T. 106N., R. 36W, (Dale Twp.), Cottonwood Co., MN.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the auction and the balance on or before April 15, 2016, with full possession for the 2016 crop year. A Trustee's Deed will be conveyed and at the option of the Trustee either an Owners Title Insurance Policy or an abstract of title continued to date will be provided to the buyer for examination prior to closing, if title ins. is utilized the cost of the owners policy will be divided 50-50 between the buyer and seller. All of the RE taxes payable in 2015 in the amount of \$7,106.00 have been paid by the trust, additionally all of the RE taxes payable in 2016 with the proposed tax amount of \$7,172.00 will be paid by the trust. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold subject to the acres as stated on the County Tax Records, with the acres understood to be "more or less" and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. Information contained herein is deemed to be correct, but is not guaranteed. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Trustee and/or Circuit Court of jurisdiction

For additional information contact the auctioneers of see www.suttonauction.com

HAROLD RENQUIST TRUST

Wells Fargo Bank, NA – Trustee

Dave Huber – AVP & Trust Officer- ph. 605-995-3543

Paul Vis - Attorney & Closing Agent for the Trust – Eisma & Eisma Law Firm

Luverne, MN – ph. 507-283-4828

CHUCK SUTTON - Auctioneer & Land Broker - Lic. #59-26 –

Sioux Falls, SD - ph. 605-336-6315 or Pipestone, MN – ph. 507-825-3389

DEAN STOLTENBERG - Auctioneer & RE Salesperson - Jasper, MN

ph. 507-348-7352

DAN PIKE – Auctioneer & RE Broker – Jackson, MN

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