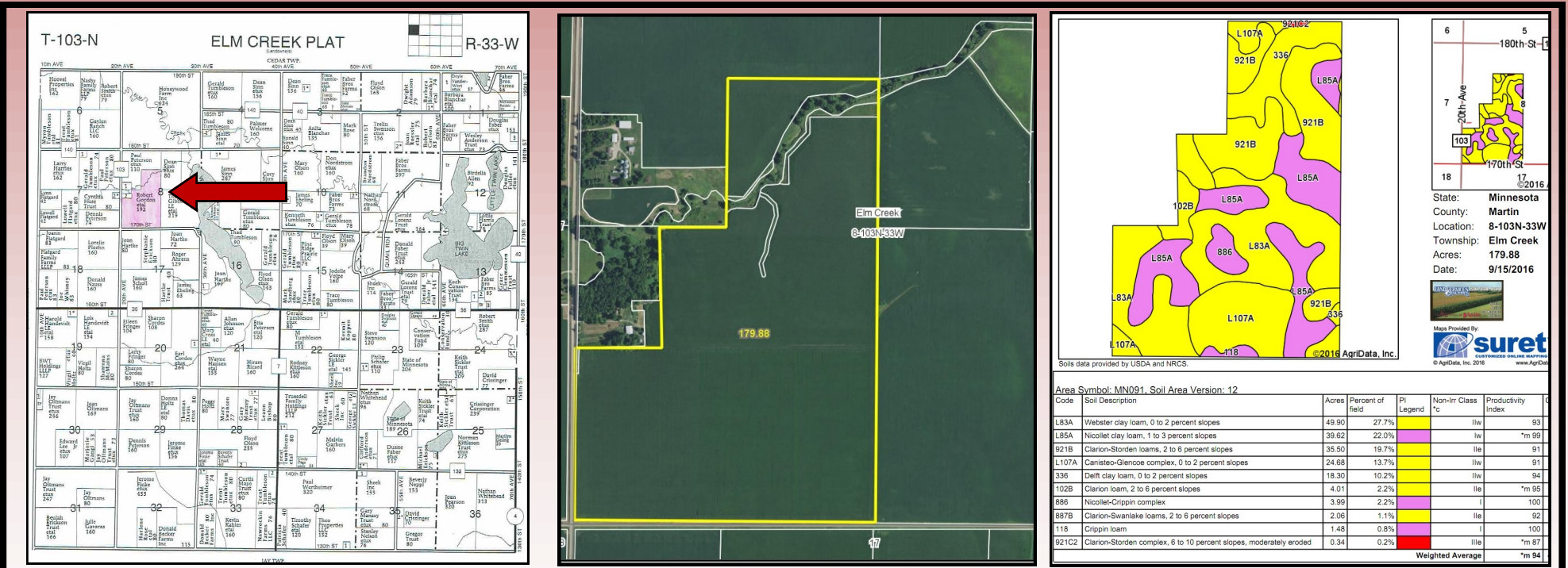


# 181.38 Acres +/- in Elm Creek Twp, Martin Co., MN FARMLAND AUCTION

**Thursday, November 3rd, 2016 @ 7:00 P.M.**

**Sale Location:** This auction will be held at the Sherburn Legion-18 N Osborne St, Sherburn, MN



**LOCATION OF FARM:** This parcel is located on 170th Street, approx. 8 miles West from Trimont, MN and approx. 11 miles NW from Sherburn, MN. **LEGAL DESCRIPTION:** **SUBJECT PROPERTY:** The Southwest Quarter and the Southeast Quarter of the Northwest Quarter (SW 1/4 & SE 1/4 NW 1/4), excepting 18.62 acres of Section 8 of Elm Creek Township, Martin County, MN T103N, R33W containing 181.38 acres +/-.

**TERMS:** 20% down the evening of the auction, which will be made out to the Costello, Carlson & Butzon, LLP Trust Account and cashed on Friday, November 4th, 2016. Balance is due on or before December 16, 2016, 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 2016 real estate taxes and any assessments of record will be paid on the evening of auction due in 2016. Buyer will pay real estate taxes due in 2017 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 2016 crop is removed. 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:** 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](http://www.landservicesunlimited.com).

**AUCTIONEERS NOTE:** We are honored to have the opportunity to work for the Suter/Gorden Family, as this is a nice opportunity to buy some very good, extremely well tiled Martin County 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 very well farmed by the family! This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and sales staff are representing the seller. This auction is open to the public and we look forward to seeing everyone there!

## OWNERS:

# CAROL (GORDEN) SUTER & ROBERT GORDEN

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629

KEVIN KAHLER-507-920-8060

ALLEN KAHLER-CAI-MN/IA Broker #RA-41579 & B57538000

RYAN KAHLER, DOUG WEDEL & DAN PIKE

Hans Carlson of Costello, Carlson & Butzon, LLP-Attorney & Closing Agent



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