

129.50 Acres +/- in Odin Twp, Watonwan Co., MN FARMLAND AUCTION

Thursday, November 9th, 2017 @ 7:00 PM

SALE LOCATION: Auction will be held at the Ormsby Fire Hall-117 1st Avenue, Ormsby, MN.



PROPERTY LOCATION:

The subject property is located from Odin, MN approx. 1 mi. N on County Rd #19, and 1 mile W on 415th St.

PROPERTY LEGAL DESCRIPTION:

SUBJECT PROPERTY: W 100 Acres of the SE ¼ & S 29.50 Acres of the East 60 Acres of the SE 1/4 Section 23 of Odin Township, Watonwan County, Minnesota T105N, R33W.

SALE 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 & make a 20% earnest money down payment the evening of the auction. The unpaid balance shall be due and payable in full on or before December 15, 2017 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 2017 real estate taxes & any assessments of record at the time of signing the purchase agreement. Buyer will be responsible for 2018 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement 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 their purchase of it. The new buyer will be granted access of the farm for fall tillage work once the 2017 crop is removed. Hunting rights on the property will not be granted until after closing. Personal property on the farm such as tree stands, hunting shed and other personal property located in the hunting shed are the property of the Gulsrud family and it will be removed by the time of closing. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley/ Land Services Unlimited and Sales Staff represent the sellers in this transaction.

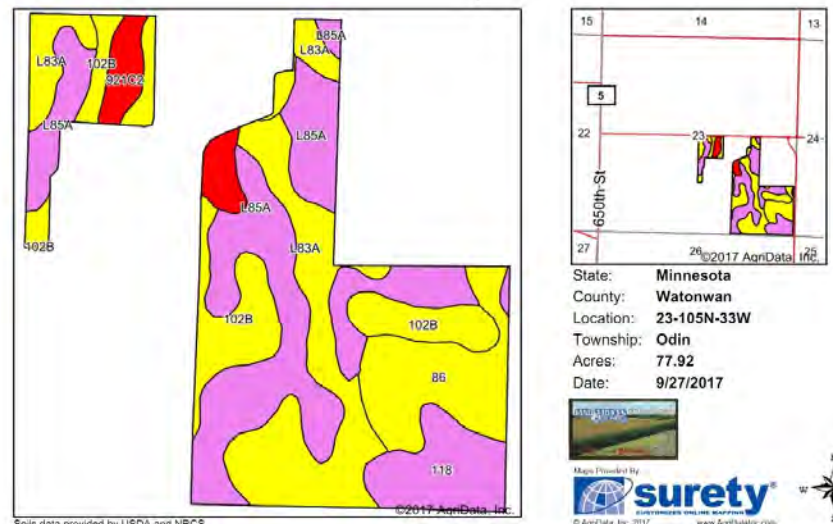
ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629.

AUCTIONEERS NOTE:

We are honored to have the opportunity to work for Eric & Holly, as this is an excellent opportunity to buy some very good tillable farmland along with some nice pasture and/or hunting ground. If you are considering the purchase of farmland to add to your investment portfolio, this is an auction you will want to attend! 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 & sales staff are representing the sellers. This auction is open to the public! We look forward to seeing everyone there!

www.landservicesunlimited.com



Code	Soil Description	Acres	Percent of field	PI Legend	Non-irr Class 'c'	Productivity index
L85A	Nicollet clay loam, 1 to 3 percent slopes	26.64	34.2%		lv	99
L83A	Webster clay loam, 0 to 2 percent slopes	19.73	25.3%		llw	93
102B	Clarion loam, 2 to 6 percent slopes	10.90	14.0%		llw	95
86	Carlisle clay loam, 0 to 2 percent slopes	9.53	12.6%		llw	93
118	Crippin loam, 1 to 3 percent slopes	6.82	8.8%		ll	100
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.00	5.1%		llle	87
Weighted Average						95.6

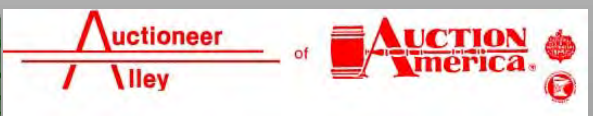
*c: Using Capabilities Class Dominant Condition Aggregation Method

OWNER:

GULSRUD LIVING TRUST

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629 LIC #46-14
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KEVIN & RYAN KAHLER
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