

160 Acres +/- in Fraser Twp, Martin Co., MN FARMLAND AUCTION

Tuesday, January 30th, 2018 @ 10:30 AM

In case of very inclement weather—blizzard, please check our website at www.auctioneeralley.com for details.

SALE LOCATION: Auction will be held at the Knights of Columbus Hall-920 East 10th Street, Fairmont, MN. Watch for Auction Signs Day of Sale!



PROPERTY LOCATION:

The subject property is located approx. 4 miles North of Welcome, MN on Highway 263 and 1 mile East on County Road 38.

PROPERTY LEGAL DESCRIPTION:

SUBJECT PROPERTY: 160 Acre Tract in the SW 1/4 Section 8 of Fraser Township, Martin County, Minnesota T103N, R31W.

SALE TERMS:

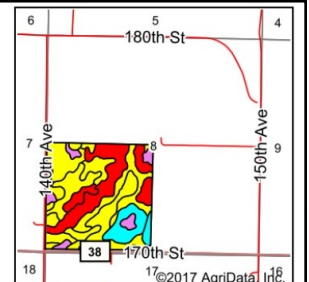
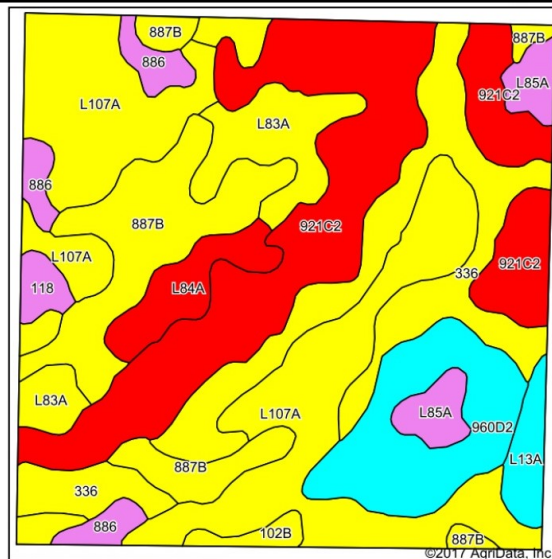
All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before March 2, 2018 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. The farmland is rented out for the 2018 crop year. The buyer will assume said interest in the landlord's lease. The buyer will receive ALL of the 2018 rental income. 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. 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.

AUCTIONEERS NOTE:

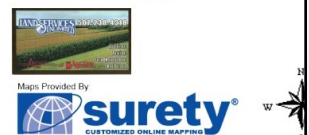
We are honored to have the opportunity to work for the VanDeRiet Family as this is an excellent opportunity to buy some very good tillable farmland. If you are considering the purchase of farmland to add to your investment portfolio, this is an auction you will want to attend! This information provided 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 be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. Seller reserves the right to sell the farm in 80 acre tracts if enough interest is shown. The auctioneers & sales staff are representing the sellers. This auction is open to the public and we look forward to seeing everyone there! Respectfully, Dustyn Hartung and Sales Staff

ADDITIONAL PROPERTY INFORMATION:

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



State: Minnesota
County: Martin
Location: 8-103N-31W
Township: Fraser
Acres: 156.7
Date: 12/20/2017



Code	Soil Description	Acres	Percent of field	PI Legend	Non-irr Class %	Productivity Index	Cor n	Soybeans	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	37.60	24.0%		Ilw	91			
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	35.85	22.9%		Ille	87			
336	Delft clay loam, 0 to 2 percent slopes	23.65	15.1%		Ilw	94			
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	18.65	11.9%		Ile	92			
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	12.71	8.1%		IVe	76			
L83A	Webster clay loam, 0 to 2 percent slopes	9.44	6.0%		Ilw	93			
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.84	3.1%		Ilw	86			
886	Nicollet-Crippin complex	4.30	2.7%		I	100	210	60	
L85A	Nicollet clay loam, 1 to 3 percent slopes	4.08	2.6%		Iw	99			
L13A	Klossner muck, 0 to 1 percent slopes	2.78	1.8%		Ilw	77			
118	Crippin loam, 1 to 3 percent slopes	1.56	1.0%		Ie	100			
102B	Clarion loam, 2 to 6 percent slopes	1.24	0.8%		Ile	95			
Weighted Average							89.7	5.8	1.6

www.landservicesunlimited.com

OWNERS:

Joe VanDeRiet, Peg Olinger & Pete VanDeRiet

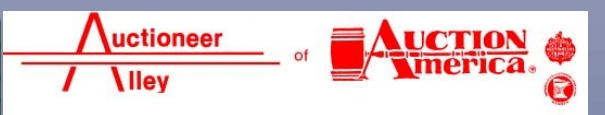
AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629 LIC #46-14

ALLEN KAHLER-CAI-MN Broker #RA-415792

KEVIN & RYAN KAHLER, DOUG WEDEL & DAN PIKE

LEAH HARTUNG -SALES COORDINATOR



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