

# 200 Acres +/- in Cedar Twp, Martin Co., MN FARMLAND AUCTION

Wednesday, January 24th, 2018 @ 7:00 PM

In case of very inclement weather—blizzard, please check our website at [www.auctioneeralley.com](http://www.auctioneeralley.com) for details.

**SALE LOCATION:** Auction will be held at the Trimont Community Center-41 2nd Ave NW, Trimont, MN. Watch for Auction Signs Day of Sale!



### AUCTIONEERS NOTE:

We are honored to work for the representatives of this estate. The farm has excellent soil types and has been well-farmed for many years by the Peterson Bros. The East approx. 110 acres, which was corn in the 2017 crop year has had stalks chopped and v-ripping done for crop year 2018. Buyer will pay the past tenants for this 2018 preparation and exact figures will be in sale information booklet. The salvage building site has an excellent location for new home or hobby farm in excellent school district. If enough interest is shown in purchasing 5 to 9 acre bldg. site separately prior to the auction, sellers reserve the right to offer separately the night of auction. Seller also reserves right to offer farm as the West 80 and East 120 less building site depending on interest shown prior to auction. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. Auction Staff available to go over booklets and other info. Sellers or Sales Staff not responsible for accidents. 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! Respectfully, Allen Kahler and Sales Staff

### ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT [WWW.LANDSERVICESUNLIMITED.COM](http://WWW.LANDSERVICESUNLIMITED.COM) OR CALL ALLEN KAHLER 507-764-3591 OR DUSTYN HARTUNG 507-236-7629 & BOOKLETS AVAILABLE AT PETERSON ANTHONY OR LAND SERVICES OFFICE.

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

### PROPERTY LOCATION:

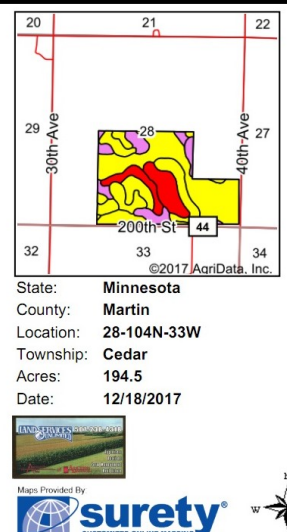
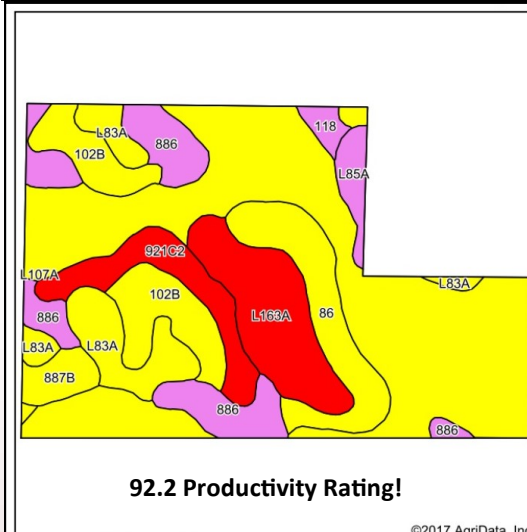
The subject property is located approx. 3 1/2 miles West of Trimont, MN on Blacktop County Road 44 or 200th Street.

### PROPERTY LEGAL DESCRIPTION:

**SUBJECT PROPERTY:** 200 Acre Tract in the W1/2 SE1/4 & SE1/4 SE1/4 & E1/2 SW1/4 Section 28 of Cedar Township, Martin County, Minnesota T104N, 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 February 23, 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. 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.



Area Symbol: MN091, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Cor n	Soybeans	Spring wheat	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	82.12	42.2%	Yellow	IIW	91				
886	Nicollet-Crippin complex	19.99	10.3%	Red	I	100	210	60	5.2	
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	19.28	9.9%	Yellow	IIIW	86				
102B	Clarion loam, 2 to 6 percent slopes	17.74	9.1%	Yellow	IIe	95				
86	Canisteo clay loam, 0 to 2 percent slopes	16.90	8.7%	Yellow	IIW	93				
L83A	Webster clay loam, 0 to 2 percent slopes	16.22	8.3%	Yellow	IIW	93				
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	12.03	6.2%	Red	IIIe	87				
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.46	2.3%	Yellow	IIe	92				
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.76	1.9%	Yellow	IW	99				
118	Crippin loam, 1 to 3 percent slopes	2.00	1.0%	Yellow	Ie	100				
Weighted Average							92.2	21.6	6.2	0.5

© Using Capabilities Class Dominant Condition Aggregation Method

### OWNER:

# KENNETH A. WEST ESTATE

DARWIN ANTHONY, P.R. 507-639-9921

### AUCTIONEERS AND SALES STAFF

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