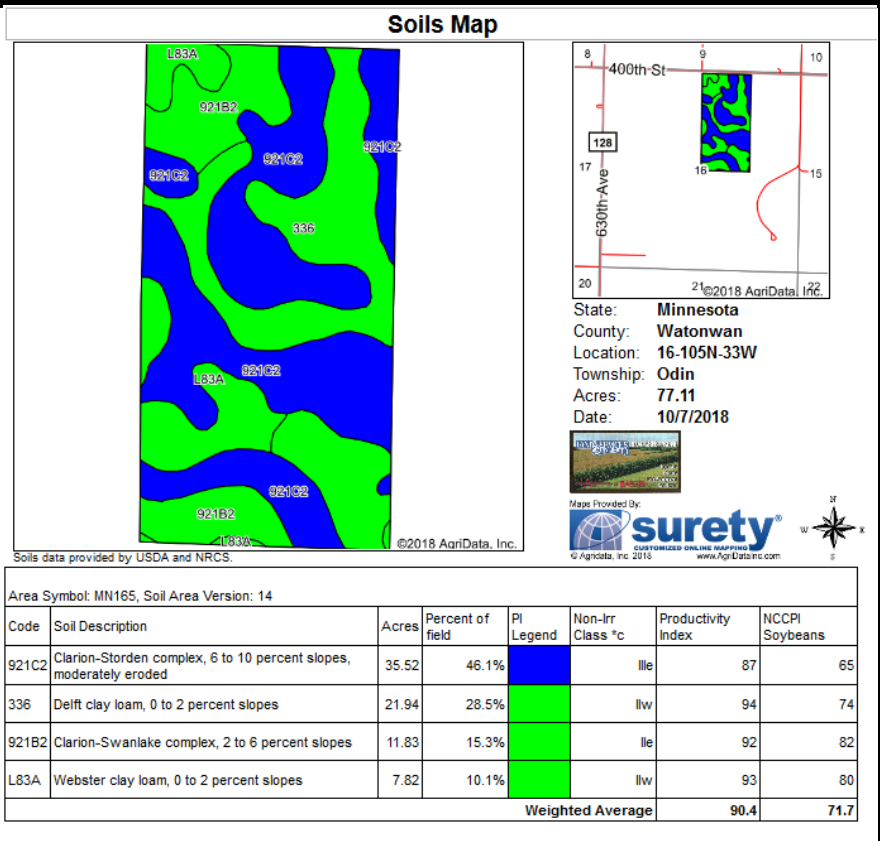


80 ACRE +/- ESTATE LAND AUCTION

ODIN TOWNSHIP, WATONWAN COUNTY, MN

Monday Eve, November 19, 2018 @ 7 p.m.
Location: Odin Community Center at Odin, MN.
Located just West of Odin State Bank



State: Minnesota
 County: Watonwan
 Loc: 16-105N-33W
 Township: Odin
 Acres: 77.11

Maps provided by:

Location: Approximately 4 miles NW of Odin, MN or 10 miles SW of St. James, MN

Legal Description: 80 deeded Acres located in W 1/2 of NE 1/4 of Section 16, Odin Township, Watonwan County, MN T105N R33W

Description: Farm Land contains 77.11 acres of tillable land with good drainage. Has excellent soil types with a 90.4 Productivity Index rating. This land has been in the Abelson family for over 100 years. It has had excellent production fertility & weed control and may be farmed end to end. Exceptionally well drained farm, in a year that some of the best farms lost crops due to standing water, this property raised a crop on all the tillable acres. The farm is located with access to a hard surface road on the North side.

Terms: 20 % down evening of auction. Balance due last business day of 2018 and first business day of 2019. Farm sold "As is, where is". Governmental information furnished in Pre-sale booklet. It is the buyers obligation to inspect the property prior to bidding. All Sales are Final, No contingencies. Sellers or Auction Staff are not responsible for accidents.

Darin G. Haugen
 of the
 Erickson, Zierke, Kuderer,
 & Madsen Law Firm
 114 W. Second St.
 Fairmont, MN 56031
 507.238.4711
 Attorneys for Seller

Terms & Conditions: All bidders shall receive a bidding number and sign registration prior to start of auction. Those wishing to bid by phone shall make arrangements with the auction personnel prior to auction. The 20 % down payment will be deposited Tuesday, Nov. 20th, 2018 in the Trust account of the Erickson Law Firm. Seller pays all RE taxes due in 2018. Buyer pays all RE taxes in 2019. After 2018 crop is harvested buyer may enter property immediately to prepare for 2019 crop season.

Auctioneers Note: It is an honor to have the privilege to sell this nice parcel of bare farmland, which has been in the Abelson family for over 100 years. This parcel has been a top producer and well farmed. For any questions feel free to contact Darwin Hall, Allen Kahler or other auction members. Also Darin Haugen, listed to the left for any legal questions. Those wishing to inspect the surface of the Abelson property contact Allen Kahler to drive over it at (507)841-1564 cell or (507)764-3591 evenings.

Former Estate of Victor & Mary Ann Abelson

Victor Abelson, Power of Attorney

AUCTIONEERS
 Darwin Hall Butterfield,
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 Kevin, Ryan, & Chris Kahler
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CLERKING
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