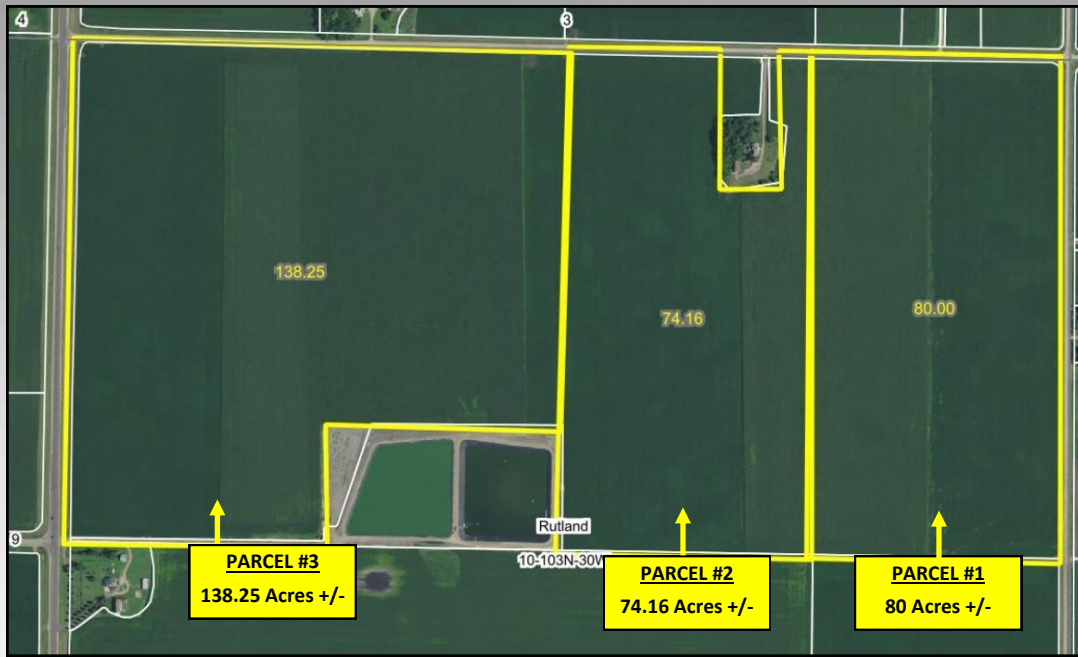


292.41 Acres +/- in Rutland Twp, Martin Co., MN FARMLAND AUCTION

Tuesday, August 6th, 2019 @ 6:30 PM

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 on State Hwy 15 on the east side of Northrop, MN or 4 miles North of Fairmont, MN.

PROPERTY LEGAL DESCRIPTIONS:

PARCEL #1: E 1/2 NE 1/4 10-103-30 Containing 80 Acres +/-
PARCEL #2: W 1/2 NE 1/4 10-103-30 (EX 5.84 AC) Containing 74.16 Acres +/-
PARCEL #3: NW 1/4 10-103-30 (EX 19.98 AC) Containing 138.25 Acres +/-

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 October 2, 2019 when clear title will be furnished. Properties will be offered as 3 parcels via our Multi-Parcel Board bidding system. 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 and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements of record. The farmland is rented out for the 2019 crop year. Buyer will be responsible for 2020 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.

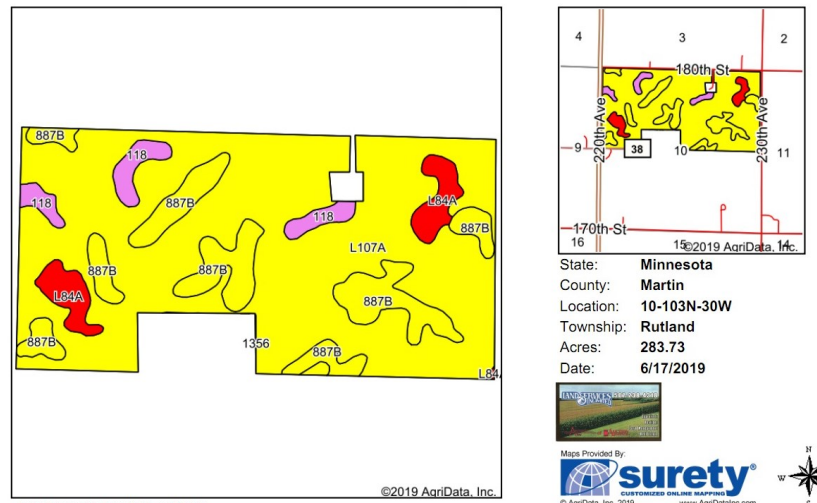
AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Hartmann Family as this is a great opportunity to buy some excellent 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. 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.

Soils Map



Area Symbol	MND01 Soil Area Version: 15	Acres	Percent of field	PI Legend	Non-Irr Class 'c'	Productivity Index	'n' NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	214.28	75.5%		IIIw	91	79
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	48.11	16.3%		IIIe	92	82
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.67	4.5%		IIIw	86	78
118	Crippin loam, 1 to 3 percent slopes	10.55	3.7%		Ie	100	84
1356	Water, miscellaneous	0.12	0.0%			0	0
Weighted Average						91.2	'n' 79.6

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

www.landservicesunlimited.com

OWNERS:

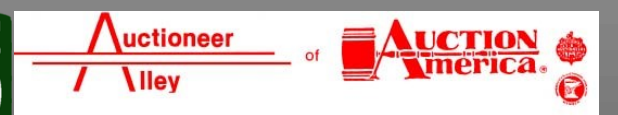
Wilbert Hartmann Estate Trust Luverna Hartmann Estate

AUCTIONEERS AND SALES STAFF

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

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER, DOUG WEDEL & DAN PIKE



105 South State Street Fairmont, MN 56031-507-238-4318

E Z ERICKSON, ZIERKE,
K M KUDERER & MADSEN, P.A.

DARIN G. HAUGEN, LEGAL COUNSEL & CLOSING ATTORNEY