

200 Acres +/- in Rolling Green Twp, Martin Co., MN FARMLAND AUCTION

Thursday, August 8th, 2019 @ 5:30 PM

SALE LOCATION: Auction will be held at 1493 90th Street, Fairmont, MN (Farm Building Site). Watch for Auction Signs Day of Sale!



Soils Map

State: Minnesota
County: Martin
Location: 29-102N-31W
Township: Rolling Green
Acres: 186.17
Date: 6/27/2019

Code	Soil Description	Acres	Percent of field	PI Legend	Non-ir Class %	Productivity Index	Cor n	Soybeans	Spring wheat	1st NCCPI	Boysbeans
L107A	Canisteo-Gentrose complex, 0 to 2 percent slopes	93.30	50.1%	III	91	79					
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	24.85	13.2%	III	92	82					
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	17.10	9.2%	III	87	65					
L13A	Kloster muck, 0 to 1 percent slopes	11.36	6.1%	III	77	90					
L54A	Gentrose clay loam, 0 to 1 percent slopes	9.80	5.3%	III	86	78					
L102B	Clarion loam, 2 to 6 percent slopes	7.73	4.2%	III	95	83					
L13A	Webster clay loam, 0 to 2 percent slopes	6.58	3.0%	III	93	80					
880	Nicollet-Crippin complex	4.89	2.6%	I	100	210	60	5.2		81	
118	Crippin loam, 1 to 3 percent slopes	4.59	2.5%	II	100					84	
548	Palma muck, sandy substratum	2.87	1.6%	III	86	181	52	38		72	
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.43	1.3%	III	96					78	
336	Deft clay loam, 0 to 2 percent slopes	2.07	1.1%	III	94					75	
		Weighted Average		90.4		8.1			2.3	0.7	78.9



AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Peters Family as this is an excellent opportunity to buy some good Martin County 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 multiple parcels if enough interest is shown prior to the auction. The sale order will be personal property at 5:30 p.m. with the real estate following at approximately 6:30 p.m. Inspection is invited by appointment. 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.

PROPERTY LOCATION:

The subject property is located on County Hwy 22, approximately 6 miles West of Fairmont, MN or 5 miles SE of Welcome, MN.

PROPERTY LEGAL DESCRIPTION:

SUBJECT PROPERTY: NE 1/4 & NE 1/4 of the SE 1/4 in Section 29 Rolling Green Township, Martin County, MN, T102N, 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 to Kraher, Shaffer & Edmundson, Ltd Trust Account. The unpaid balance shall be due and payable in full on or before October 4, 2019 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 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, the new Buyer will have possession after the 2019 crop has been removed. The grain bins are rented out for 2019. 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.

PERSONAL PROPERTY:

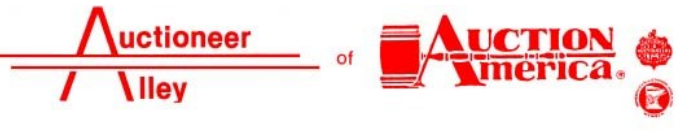
JD X70 L&G Tractor w/62" deck; JD 47 Quick Hitch Snow Blower; (2) JD Push Mowers; JD Snowmobile Trailer; Schweiss Dual Axle Trailer; Flat Rack on Dakon Running Gear; 3 pt. Single Shank Subsoiler; 2 Wheel Push Cart; 500 Gal. Diesel Barrel w/120 Electric Pump; 250 Gal. Gas Barrel; Insol Cob213 1 hp Overhead Hoist; Battery Charger; Grease Guns; Shovels; 12' Alum Step Ladder; Alum Extension Ladder; Ryobi 14" Chop Saw; Extension Cords; JD 295 Welder; Vise; Old Oil Pump; JD Rear Weights; Parts Bins w/Hardware; Portable Air Compressor; Air Compressor; Drill Press; JD Wrench Set; Misc. JD Tools; JD Gas Can; Gas Cans; Parts Indexes; Comb Wrench Sets; Hammers; Saws; Pruning Shears; Levels; Lumber; Old JD Manuals; TV; Desk & more Misc. Household Items!



OWNER:

William C. Peters Estate

AUCTIONEERS AND SALES STAFF
DUSTYN HARTUNG-507-236-7629 LIC #46-14
ALLEN, KEVIN & RYAN KAHLER,
DOUG WEDEL & DAN PIKE



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



KRAHMER SHAFER & EDMUNDSON LTD

Kim Shaffer, Attorney for Estate