

154.96 Acres +/- in Lura Twp, Faribault Co., MN FARMLAND AUCTION

Thursday, November 14th, 2019 @ 6:30 PM

SALE LOCATION: Auction will be held at the Winnebago Municipal Center 140 Main Street S, Winnebago, MN. Watch for Auction Signs Day of Sale!



PROPERTY LOCATION:

The subject property is located on 200th Street approximately 2 miles NE of Delavan, MN.

PROPERTY LEGAL DESCRIPTIONS:

PARCEL #1: E 1/2 of the SE 1/4 30-104-26 Containing 74.96 deeded acres (Ex. 5.04 acre building site)

PARCEL #2: W 1/2 of the SW 1/4 29-104-26 Containing 80 deeded acres

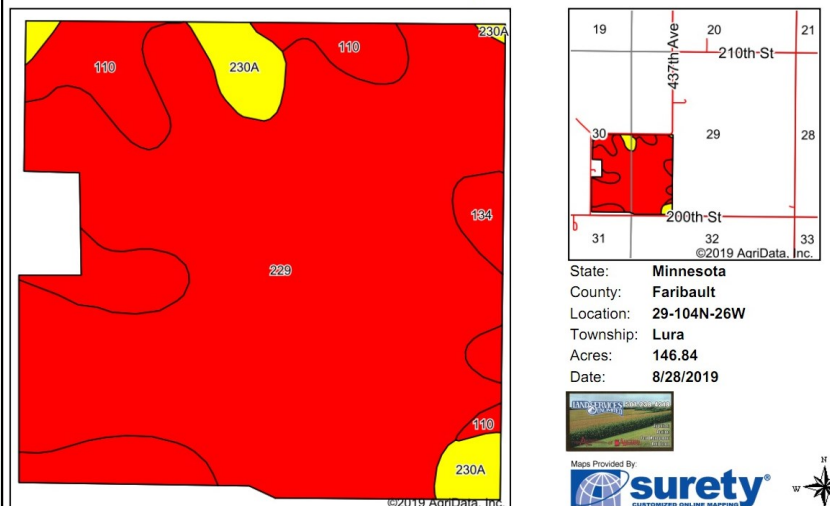
SALE TERMS:

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 December 18, 2019 when clear title will be furnished. Properties will be offered as 2 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. 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 Butterfield 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, Kevin Kahler, Dustyn Hartung and Sales Staff

Soils Map



State: Minnesota
County: Faribault
Location: 29-104N-26W
Township: Lura
Acres: 146.84
Date: 8/28/2019



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °C	Productivity Index	*n NCCPI Soybeans
229	Waldorf silty clay loam, 0 to 2 percent slopes	114.13	77.7%		llw	85	67
110	Merna silty clay loam, 0 to 2 percent slopes	21.79	14.8%		llw	87	70
230A	Guckeen silty clay loam, 1 to 3 percent slopes	7.49	5.1%		llw	95	78
134	Okoboji silty clay loam, 0 to 1 percent slopes	3.43	2.3%		llw	86	77
Weighted Average						85.8	*n 68.1

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL KEVIN KAHLER 507-920-8060 OR DUSTYN HARTUNG 507-236-7629.

www.landservicesunlimited.com

OWNERS:

Robert & Deloris Butterfield Estate

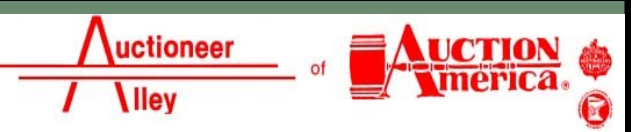
AUCTIONEERS AND SALES STAFF

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