

# EVENING ESTATE FARMLAND

## 908 ACRES TOP SOUTHERN MN FARM LAND

### PLUS HOG CONFINEMENT AND WIND TURBINE UNIT

# AUCTION

www.auctioneeralley.com

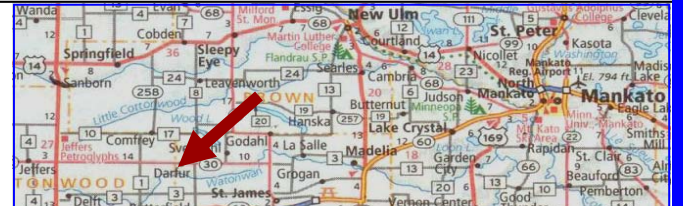
THE FOLLOWING 908 ACRES OF WATONWAN COUNTY, MN. FARMLAND WILL BE PRESENTED FOR SALE ON:

# TUESDAY EVENING AUGUST 23RD @ 6:30 P.M.

Auction personnel will be on location at 5 P.M.

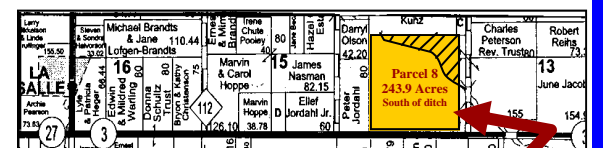
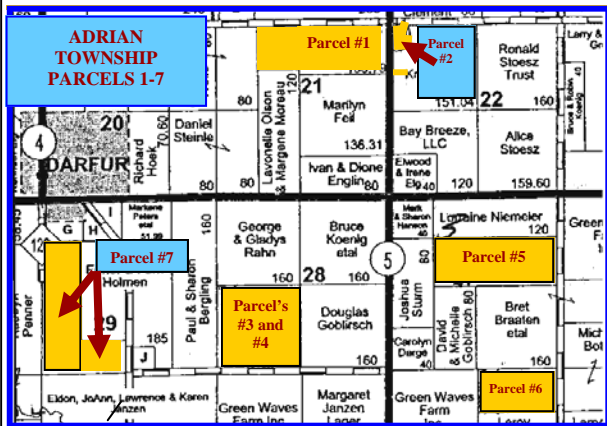
To settle estate all the following will be offered at public auction, the sale to be held at the Darfur MN. Community Center. Darfur located approx. 32 miles Southwest of New Ulm, MN. or approx. 12 miles Northwest of St. James, MN. Darfur is located on Highway #30.

- PARCEL #1:** 135.79 acres top bare farm land, located in the N 1/2 Section 21 Adrian Twp located 1-1/2 miles East of Darfur MN on Hwy #30 & 1 mile North on Blacktop #5 or 640th Ave., containing 135.3 acres tillable, has Productivity Index of 91.2.
- PARCEL #2:** A 8.96 acre vacant building site with nice grove suitable for a new home or confinement livestock, located in Section 22 Adrian Twp, located on Blacktop #5 just East and adjacent to Parcel #1.
- PARCEL #3:** A 5 acre parcel containing a 1,000 & 2,000 head finishing hog complex with all equipment, also has 6 small electrical turbines serving this complex & local grid system, this parcel is the *EXCEPTION* of Parcel #4 which is described immediately under this paragraph.
- PARCEL #4:** 155 acres top bare farm located in the SW 1/4 Section 28 Adrian Twp contains 151.8 acres tillable according to government records, has approximately 1/2 acre easement for wind turbines, both parcels 3 & 4 located approximately 1 mile Southeast of Darfur, MN on 310th St. Has Productivity Index of 90.9 according to governmental information.
- PARCEL #5:** 120 acres top bare farm land located in N 1/2 Section 27 Adrian Twp . contains 118.5 tillable acres with Productivity Index of 91.3 according to governmental records, located 2 1/2 miles East of Darfur, MN on Hwy #30 and 1/4 mile South on 650th Ave
- PARCEL #6:** 80 acres top bare farm land located in N 1/2 NE 1/4 Section 34 Adrian Twp , contains 78.3 tillable acres with Productivity Index of 86.3 according to governmental records, located on 650th Ave. this parcel is 1/2 mile South of Parcel #5.



Sale Site Location Darfur, MN

- PARCEL #7:** 160 acres top bare farm land located in West 1/2 Section 29 Adrian Twp this parcel has 151.4 tillable acres and Productivity Index of 90.9 according to governmental records, this parcel is located just south of Darfur, MN city limits, North edge may be reached by 620th Ave. or county gravel 625th Ave. on Southeast edge of property.
- PARCEL #8:** 243.9 acres located in Sec. 14 Riverdale Twp 4 1/2 mi West of Madelia, MN or 2 1/2 mi East of LaSalle, MN on Blacktop #3 or 290th St. This parcel has 2 pivot irrigators approx. 2yrs old, 1 well, 233.60 ac tillable with 58.1 Productivity Index



PARCEL 3 HOG SETUP

RIVERDALE TOWNSHIP PARCEL #8

**AUCTIONEERS NOTES:** It is an honor that the Ibeling Heirs have engaged our auction firm to offer this outstanding top producing farm land, Parcels 1-7 all in Adrian Twp, all located within 2 1/2 miles of Darfur, MN, has been well farmed with excellent fertilizer & weed control including hog manure. Parcels 1-7 will be offered on our Board System, hog confinement facility looks like new with additional 6 small wind electrical turbines. Parcel 8, which includes 2 pivot irrigators will be offered separate after completion of sale of Parcels 1-7. Come prepared to purchase as the estate has chosen the auction method to disperse the estate, has not been offered for sale prior to this auction. The Board System which we will be glad to explain prior to the auction allows both separate & combinations of parcels to both small & large Buyers. Sale subject to court approval.

**TERMS:** 20% non-refundable check to be deposited with auction company, with balance due on or before Oct. 15, 2011. Sellers will pay real estate taxes due in 2011 and any assessments of record on sale date, will harvest and own all crops that are currently in the fields. Buyers may enter the property to prepare for 2012 crop after the 2011 crop is removed. Buyers will pay real estate taxes due in 2012. Parcels 4 & 7 may be subject to manure easement for the 5 acre hog finishing set-up, the hog setup subject to an existing production contract which will require negotiation.

**REQUIREMENTS FOR BIDDING:** All bidding by pre-registered parties having a bidding card, all interested parties shall present a cashiers check in amount of \$20,000 payable to Land Services Unlimited, Inc. Trust Acct., for successful bidders this \$20,000 shall become part of the 20% down payment, all unsuccessful bidders shall have their checks returned evening of auction. Anyone wishing to bid by cell phone shall furnish additional financial information requested by auction company, this must be received no later than 12 O' Clock Noon on Monday Aug. 22, 2011. All interested bidders must register prior to bidding.

**NOTICE PRIOR SALE INFO:** Information booklets include air photos, soil maps & computations, real estate tax, U.S.D.A-FSA info, crop production records, and known drainage information. All info is governmental in nature, both estate & sales staff assume them correct but make no warranties for their accuracy. It is interested Buyers obligation to inspect & study property prior to bidding, sales will be final. The Englin Family has custom operated the grain production last few years, are excellent operators, would make ideal business associates for outside investor Buyers. Sellers or sales staff not responsible for accidents. All boundaries assumed to be correct, Sellers not responsible for any surveys after sale of property. Announcements night of auction take precedence over printed materials.

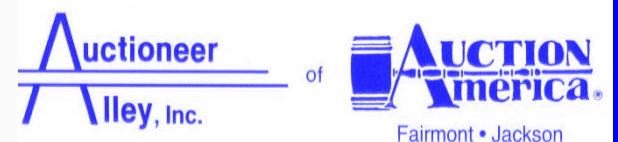
# LYLE T. IBELING - ESTATE - OWNER

### AUCTIONEERS

Allen Kahler, CAI-MN & IOWA BROKER—Sherburn  
#RA-41579 & B57538000 (507) 764-3591  
Kevin & Ryan Kahler, Fairmont & Sherburn  
Dan Pike -CAI Broker - Pike Auction Service Jackson  
Darwin Hall, Butterfield Doug Wedel, Welcome  
Dustyn Hartung, Fairmont



Bill LeDuc, Mankato Office  
Appraisals & Real Estate



117 North Main-Fairmont, MN  
507.238.4318  
Myla Roskop, Office Manager