

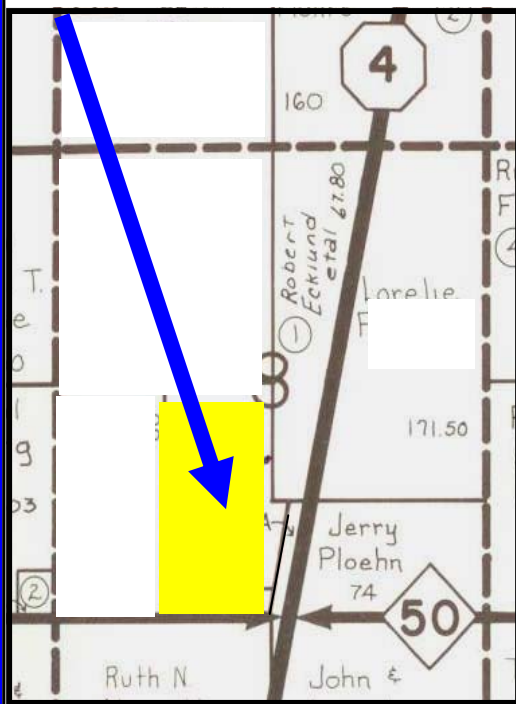
# EVENING 78.74 ACRES +/- **AUCTION** CHOICE BARE FARM LAND

www.auctioneeralley.com

THE FOLLOWING WILL BE SOLD AT THE FIRE HALL IN ORMSBY, MN ON:

## MONDAY EVENING JANUARY 30, 2012 @ 6:30 P.M.

**Location of the Farm:** 2 miles South of Ormsby, MN on Hwy #4 or 4 miles North of Trimont, MN., or 11 miles North of I-90 Exit No. 87 at Sherburn, MN.



### LEGAL DESCRIPTION:

The East Half (E 1/2) of the Southwest Quarter (SW 1/4) Section 8 and the land west of the Railroad property in the Southwest Quarter of the Southeast Quarter (SW1/4, SE 1/4) Section 8 Galena Township, **EXCEPTING** a 3.4 acre building site, entire parcel contains 78.74 +/- Deeded Acres.

### GENERAL INFORMATION:

A level all tillable parcel of land with 75.05 tillable acres, excellent soil types with 91.7 productivity index. This is an inside parcel with public road and right-of-way on the east end. Farm has been well farmed with excellent fertility and weed control program. Building site is not part of this parcel. Pre-Auction Booklets with survey, FSA info, Air Photos, soil types, County tile info are available by contacting our office.

**TERMS:** 20% non-refundable check down payment evening of the auction, payable to the Erickson, Zierke, Kuderer & Madsen Trust Account, balance due March 15, 2012 when clear title furnished. **Buyer** will have possession to prepare for the 2012 crop year. **Buyer** will pay present tenant for tillage and expenses for 2012 crop year in addition to sale price evening of auction in the amount of \$25.00 per tillable acre. There are **No Buyer Premiums**. **Buyer** shall pay real estate taxes due in 2012. This property is being sold "As is Where is", it is interested **Bidders** obligation to inspect property and pre-sale information prior to bidding, all governmental information furnished is assumed to be correct but **Seller** nor **Sales Staff** make no warranties whatsoever to their accuracy. This farm subject to public easements including a gas line. Those wishing to bid by cell phone must make prior arrangements with auction staff. Feel free to contact our office or visit our website at [www.auctioneeralley.com](http://www.auctioneeralley.com)



**AUCTIONEERS NOTES AND COMMENTS:** It is an honor to be selected to sell this choice bare farm land for Luella Wolff and her family. This is a very nice parcel of land, with a top operator for an investor buyer. Has nice location adjoining an all weather non-restricted highway, with access to several outstanding grain facilities. This parcel has not been offered for sale prior to this auction. Auction method chosen to be fair to all interested parties. For further information please contact one of the auctioneers listed below or call our Fairmont Office during business hours - Monday through Friday 7:30 A.M. - 12 P.M and 12:30 P.M. - 4 P.M.

# LUELLA WOLFF - OWNER

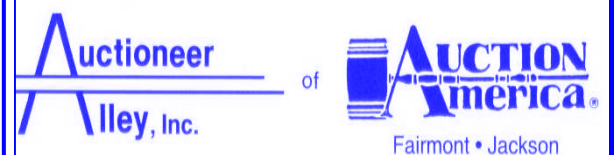
Darin Haugen of Erickson, Zierke, Kuderer & Madsen Law Firm — Attorney for Sellers

### AUCTIONEERS

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



Bill LeDuc, Mankato Office  
Appraisals & Real Estate



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