

120± Acres Vernon Center Twp-Blue Earth County, MN

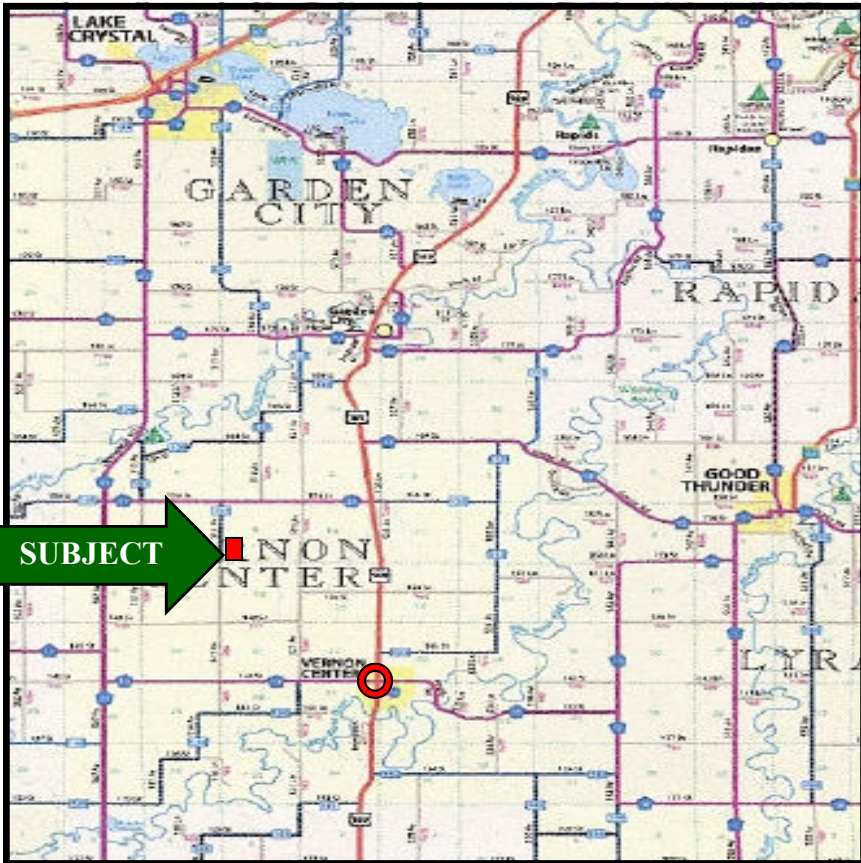
FARMLAND AUCTION

www.agri-realty.com

The following outstanding parcel of bare farm land located in Vernon Center Township, of Blue Earth County Minnesota will be put up for auction on:

Mon. November 19, 2012 @ 6:30 P.M.

SALE LOCATION: Auction will take place at the Community Bank-201 E. Main St. Vernon Center, MN
Watch for Auction Signs on Day of the Auction!



PROPERTY LEGAL DESCRIPTION
The West 120 Acres of the Southwest Quarter (SW1/4)
Vernon Center Twp Section 9 T106 R28W

PROPERTY LOCATION
From Vernon Center, MN, 3 miles north on U.S. Highway 169;
then 1-3/4 miles west on 158th St., then south 1/2 mile.
WATCH FOR AUCTION SIGNS

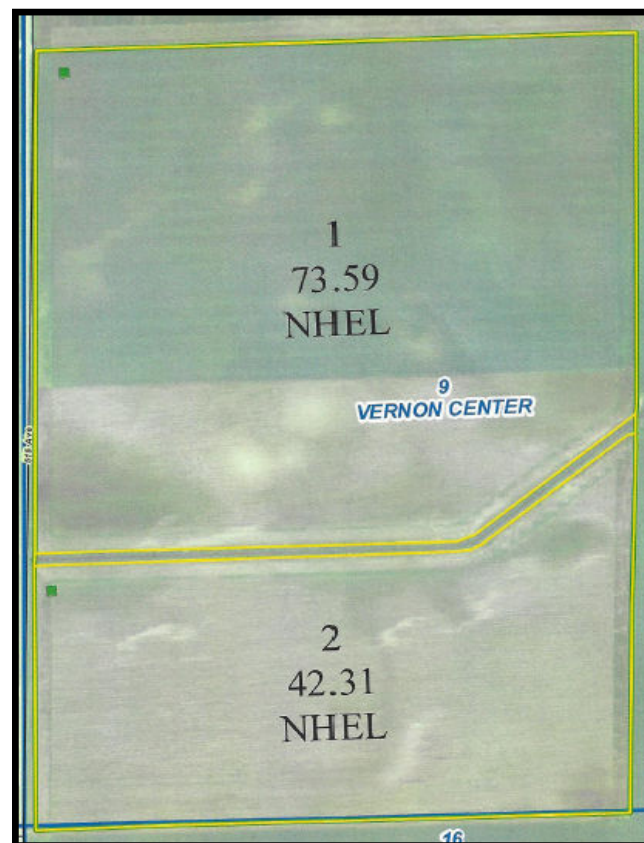


Photo Source: U.S.D.A. Farm Service Agency

Soils Crop Productivity Index: 92.5 (Estimate)
Tillable Cropland: 115.32 ± Acres

A choice parcel of Blue Earth County's finest tillable bare land. Go to www.agri-realty.com to download an informational brochure, which contains soil map and other property data.

AUCTIONEERS NOTES: We are honored that the Lenarz Family has engaged our auction firm to offer this fine parcel of farmland for sale. This parcel has an excellent Crop Productivity Index. Come prepared to purchase. All bidders are required to register for a bidding number prior to bidding, must have valid drivers license and furnish name of your bank on which your personal funds will be withdrawn.

SALE TERMS: At the conclusion of the auction the successful buyer will enter into a Purchase Agreement and give a 20% of purchase price non-refundable earnest money check to be deposited into the Agri-Realty LLC Trust Account; and held until Buyers verify clear title. There is no buyers premium. Sale will not be contingent upon buyer obtaining financing. Unpaid balance is due and payable at closing on December 19, 2012 or before. Property is being sold subject to easements of record in place. Buyer shall be given immediate possession. Seller pays all real estate taxes due in 2012, Buyer pays all real estate taxes due in 2013. This property is being sold "As Is-Where Is". It is interested Buyers responsibility to inspect property and do all due diligence prior to bidding. Governmental and all other information furnished is assumed to be accurate but is not guaranteed. Interested parties are invited to walk or drive over property prior to auction. Please be respectful of land and neighbors. Seller nor Sales Staff are not responsible for accidents. Sale is subject to Seller approval. Those wishing to bid by cell phone must make arrangements with auction staff prior to auction date. Announcements made day of auction take precedence over all prior marketing materials. Auction staff will be available one hour before the auction begins at the Sale Location>(Community Bank in Vernon Center).

INFORMATIONAL BROCHURE AVAILABLE AT: www.agri-realty.com

Owner

Margaret A. Lenarz Family Trust

Tim Lenarz etal Trustees -Jim Marrin-Attorney for Trustees

AUCTIONEERS

William "Bill" LeDuc-Broker - Ph 507.995.9311

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Allen, Kevin & Ryan Kahler

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