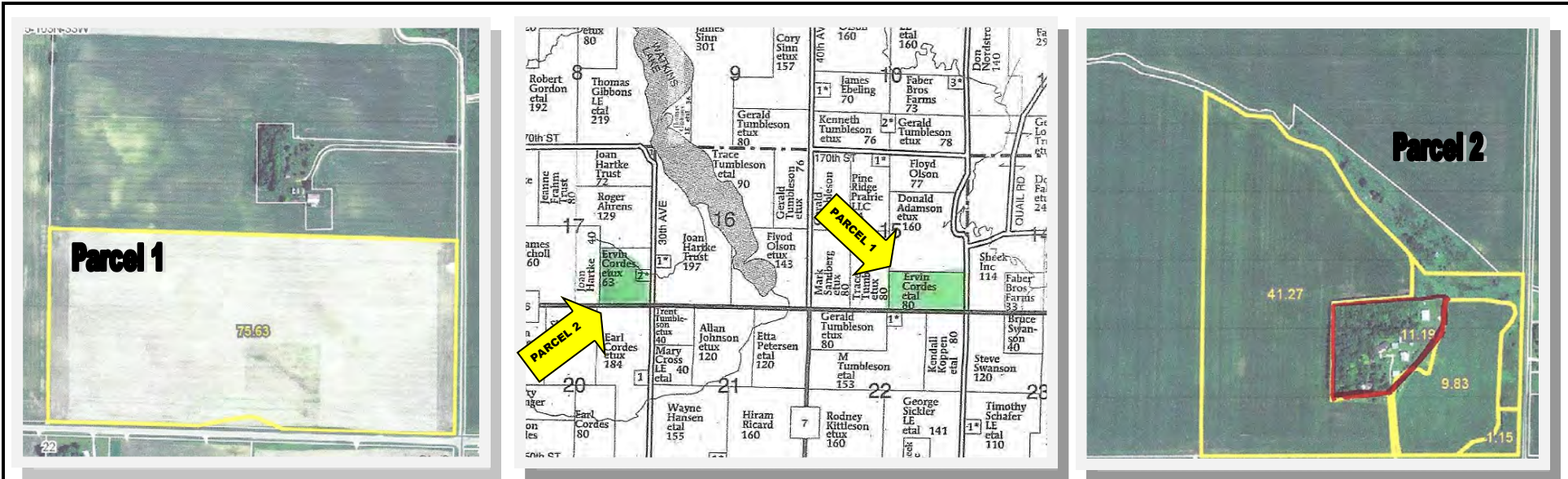


MARTIN COUNTY, MN  
**FARMLAND AUCTION**  
2 TRACTS- 143.38 ACRES

To settle Estate the following farmland to be sold at public auction on  
**TUESDAY EVENING APRIL 30TH, 2013 @ 7 P.M.**

LOCATION OF AUCTION: TO BE HELD AT SHERBURN LEGION HALL IN SHERBURN, MN

LOCATION OF FARMS: PARCEL 1 IS LOCATED 3 MILES SOUTH OF TRIMONT, MN AND 2 MILES WEST ON CO. RD 36. PARCEL 2 IS LOCATED 3 MILES SOUTH OF TRIMONT, MN AND 4 MILES WEST ON CO RD 36. VISIT OUR WEBSITE @ WWW.AUCTIONEERALLEY.COM



**GENERAL INFORMATION:**

**PARCEL 1:** 80 acres located in S 1/2 SE 1/4 Section 15 in Elm Creek Township in Martin County, MN. Located along hard surface county road. Has good CPI ratings. ASCS shows 75.6 acres cropland.

**PARCEL 2:** 63.38 acres located in SE 1/4 Section 17 in Elm Creek Township in Martin County, MN. Above map shows tillable acres; Northern boundary line is to the middle of the creek. Also located along hard surface county road. Has good CPI ratings. ASCS shows 52.3 acres cropland. Farm also has drainage access to ditch on North boundary of property. The acreage on property is not part of the 63.38 acres and is not included in the auction.

**TERMS & BIDDING INFORMATION:** 20% down the evening of auction, balance due on or before June 28, 2013. Buyer will receive 50% of \$300 per tillable acre of 2013 rental income. This will be discounted off of June 28th settlement. Sellers will pay the first 1/2 of taxes payable in 2013 and buyers will pay second 1/2 of taxes payable in 2013. Full possession will be given after removal of 2013 crops to new buyer. There is no buyers premium on this auction. Property is being sold "AS IS WHERE IS." It is interested buyers obligation to inspect properties and the government information prior to bidding. ALL SALES ARE FINAL. Sellers have right to reject unsatisfactory bids.

**INSPECTION AND METHOD OF SALE INFORMATION:** Inspection Tuesday Evening April 23rd from 5-7 PM or by appointment with auctioneers. All interested parties are welcome to walk property and visit with Earl Cordes. Properties will be offered separately on our board system. Information booklets can be viewed on our website or feel free to call our office to have one mailed to you.

**AUCTIONEERS NOTE:** It is an honor to work with the Cordes family. This land has not been offered for sale prior to this auction. Although possession not given until after removal of 2013 crop, early date allows buyers to lock in extremely low interest rates being offered by ag land lenders.

SELLERS OR SALES STAFF NOT RESPONSIBLE FOR ACCIDENTS ON PROPERTY BEFORE OR AFTER THE AUCTION

WWW.AUCTIONEERALLEY.COM FOR DETAILED INFORMATION

**ERVIN CORDES ESTATE**

**EARL CORDES-PERSONAL REP 763-242-2834**

**DARIN G HAUGEN, ESTATE ATTORNEY & CLOSING AGENT OF ERICKSON, ZIERKE, KUDERER & MADSEN LEGAL FIRM OF FAIRMONT, MN 507-238-4711**

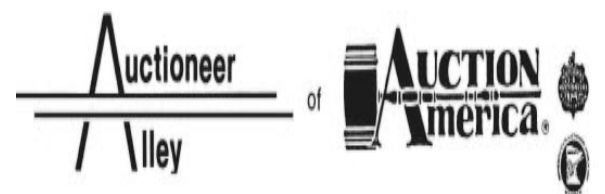
**AUCTIONEERS & SALES STAFF**

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