

# 895 +/- ACRE ESTATE BARE FARMLAND PUBLIC AUCTION

DUE TO THE PASSING OF ROBERT C. AND ANNABELLE KING, ALL THE FOLLOWING WILL BE SOLD AT PUBLIC AUCTION AT DIFFERENT LOCATIONS AND TIMES AS DESCRIBED BELOW

**PARCEL 1:** 160 +/- ACRES CHOICE BARE NORTHERN IOWA FARM LAND TO BE SOLD AT THE FARM BUREAU COMMUNITY CENTER LOCATED 1 BLOCK NORTH OF THE ACE HARDWARE AT 421 FRIST AVE NORTH IN ESTHERVILLE, IA ON:

## TUESDAY FORENOON AUG 20TH 2013 AT 10 A.M.

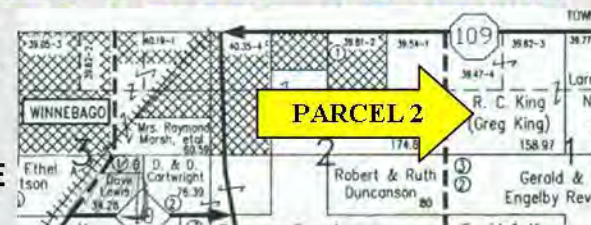
**LEGAL DESCRIPTION:** SE 1/4 SECTION 33 ELLSWORTH TOWNSHIP EMMET COUNTY, IOWA T100N R33W **LOCATION OF PROPERTY:** 3 1/2 MILES EAST OF ESTHERVILLE, IA ON HIWAY 9 AND 2 MILES NORTH ON 430 AVE. **FARM INFORMATION:** A CHOICE PARCEL OF LEVEL TO GENTLE SLOPING FARMLAND WITH TOP SOIL TYPES, SERVED BY COUNTY DRAINAGE SYSTEM, ONE LARGE RECTANGLE FIELD, ALL TILLABLE EXCEPTING ROAD & PUBLIC RIGHT OF WAY, MAY BE WORKED IN ANY DIRECTION. PRE-SALE BOOKLETS CONTAINING ALL KNOWN GOVERNMENTAL INFORMATION AVAILABLE AT FAIRMONT OFFICE OR FROM AUCTION STAFF OR INTERNET.



**PARCEL 2:** 159 +/- ACRES CHOICE BARE SOUTHERN MINNESOTA FARM LAND TO BE SOLD AT THE WINNEBAGO MUNICIPAL CENTER MEETING ROOM LOCATED AT 140 MAIN STREET IN WINNEBAGO, MN ON:

## WEDNESDAY FORENOON AUG 21ST 2013 AT 10 A.M.

**LEGAL DESCRIPTION:** NW FRACTIONAL 1/4 OF SECTION 1 VERONA TOWNSHIP, FARI-BAULT COUNTY, MN. T100N R33W. **LOCATION OF PROPERTY:** 1 MILE EAST OF INTERSECTION OF HIWAY 169 AND 109 ON HIWAY 109 OR 190TH ST. AT WINNEBAGO, MN. LOCATED SE OF THE WINNEBAGO ETHANOL PLANT. **FARM INFORMATION:** AN EXCELLENT PARCEL OF LEVEL TO GENTLY SLOPING BARE FARM LAND WITH LARGE COUNTY TILE OUTLET, ONE LARGE RECTANGLE FIELD, ALL TILLABLE EXCEPTING PUBLIC RIGHT OF WAY. PRESALE BOOKLETS CONTAINING ALL KNOWN GOVERNMENTAL INFORMATION AVAILABLE.



### GENERAL INFORMATION

**TERMS AND BIDDING INFORMATION ON PARCEL'S 1 AND 2:** This is a public auction, public is invited. Non-returnable 20% down day of sale to be deposited in the Johnson, Berens & Wilson Trust Account, balance due by October 15, 2013. Successful buyer shall also sign purchase agreement day of auction. Sold subject to landlord and tenants rights for crop year 2013, farms available for new owners to operate in crop year 2014. This property is being sold "As is Where is", it is interested bidders obligation to inspect the properties and the governmental information prior to bidding, all sales are final. Sellers and Sales Staff will provide all known governmental information prior to the auction, assume governmental information to be correct but make no warranties to their accuracy. Sellers or auction staff are not responsible for accidents. *Those wishing to bid by cell phone must make arrangements with the auction company no later than Mon. Aug. 19th at 12 Noon, any announcements day of sale take precedence over printed materials.* Both farms have had excellent long term tenants who would make excellent operators for investment buyers.

**AUCTIONEERS NOTES:** It is an honor to work for the King Heirs in the sale of their farmland, the King Family have chosen the auction method to be fair to friends and neighbors to have a chance to purchase their farmland, some of which has been in the King Family over a hundred years. This property has not been offered for sale prior to this auction, come prepared to purchase this property on sale dates.

**PRIOR INSPECTION:** Auction staff present for inspection & to provide pre-sale booklets & other info, appointments welcome 507.238.4318.

**PARCEL 1: THURSDAY AUG. 8TH—9A.M.—12: P.M. PARCEL 2: FRIDAY AUG. 9TH - 9.A.M. - 12 P.M. AT LOCATION OF FARMS**

### NOTICE OF LATER SALES OF PARCELS' 3, 4, 5 AND 6 TUESDAY EVE. NOVEMBER 12, 2013 @ 7 P.M.

#### SALE OF THESE PARCELS' TO BE HELD AT KNIGHTS OF COLUMBUS HALL IN FAIRMONT, MN

**PARCEL 3:** Consists of approximately 150 +/- acres bare farmland in Section 32 of Rolling Green Township, Martin County, Minnesota.

**PARCEL 4:** Consists of approximately 115 +/- acres bare farmland in Section 8 of Rolling Green Township, Martin County, Minnesota

**PARCEL 5:** Consists of approximately 112 +/- acres bare farm and recreational land in Section 18 of Westford Township, Martin County, Minnesota

**PARCEL 6:** Consists of approximately 160 +/- acres bare farm and recreational land in Section 6 of Westford Township, Martin County, Minnesota.

**NOTE: PARCELS' 5 & 6 are located west of Truman, MN. Auction Staff glad to provide information to interested buyers at a later date.**

# R.C. KING TRUST & ESTATE OF ANNABELLE R KING, OWNERS

**GREG KING & ANNETTE KING,**

**PERSONAL REP'S GREG KING & JIM WILSON, TRUSTEES**

JIM WILSON, LEGAL CONSUL & SELLING & CLOSING AGENT FOR KING FAMILY,

JOHNSON, BERENS & WILSON LAW FIRM 717 SOUTH STATE STREET - FAIRMONT, MN (507) 235-5544



**Auctioneers and Sales Staff**  
Allen Kahler, CAL-MN Iowa Broker #RA-41579 & B57538000  
Home # 507.764.3591 or Cell # 507.841.1564  
Kevin & Ryan Kahler  
Dan Pike Doug Wedel  
Dustyn Hartung



507.238.4318

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Appraisals

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SALES CO-ORDINATOR  
FAIRMONT, MN

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923 N STATE ST. FAIRMONT,  
WWW.AUCTIONEERALLEY.COM