

Evening
Estate

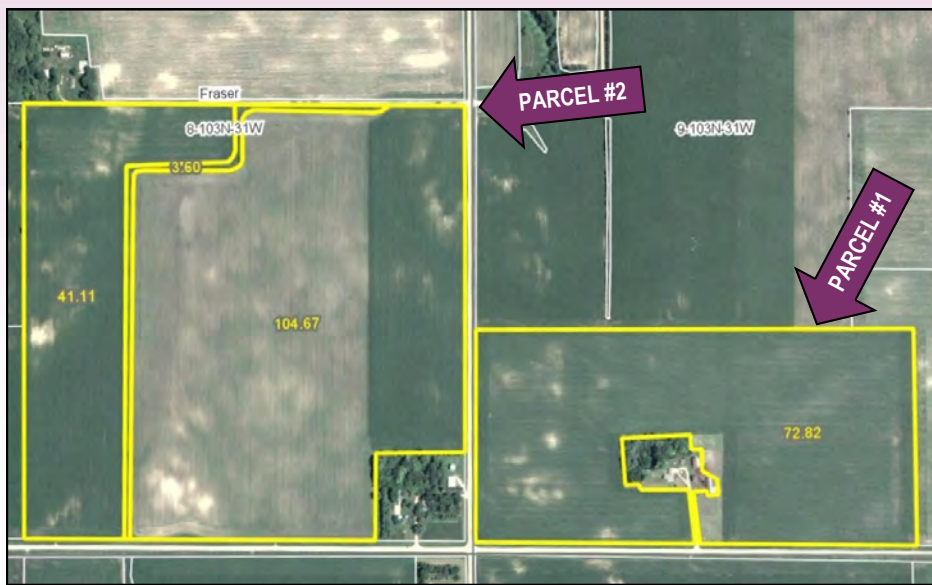
FARMLAND AUCTION

To settle the Roy Baumhoefner Estate, the following 226.88 +/- will be sold at public auction at the Knights of Columbus Hall at Fairmont, MN at 920 E 10th Street, which is approx. 1/2 block west of Militello Motors located on Hwy 15 or N State Street on:

THURSDAY, JUNE 25TH, 2015 @ 7 P.M.

LOCATION OF FARMS: Both farms are located on Blacktop Road 38, just 6 miles Northeast of Welcome, MN and 9 miles Northwest of Fairmont, MN.

LEGAL DESCRIPTIONS: **PARCEL #1-A** Bare 74.21 acres +/- located in the S 1/2 of SW 1/4, excepting 5.79 acres in Section 9 of Fraser Township, Martin County, MN, T103N, R31W. **PARCEL #2-A** Bare 152.67 acres +/- located in the SE 1/4, excepting 7.33 acres in Section 8 of Fraser Township, Martin County, MN, T103N, R31W.



GENERAL INFORMATION—PARCEL #1: A choice parcel of bare farmland, that has approximately 70.21 acres tillable +/- . This land is level to gently rolling with excellent soil types with a 91.5 Crop Productivity Index according to governmental information. **PARCEL #2:** A choice parcel of bare farmland that has approximately 145.78 acres tillable according to FSA calculations. This land is a top producing farm with a good drainage outlet with County Ditch 3 that runs through the farm and also has county tile in the farm. This parcel has excellent soil types with a 90.2 Crop Productivity Index according to governmental information.

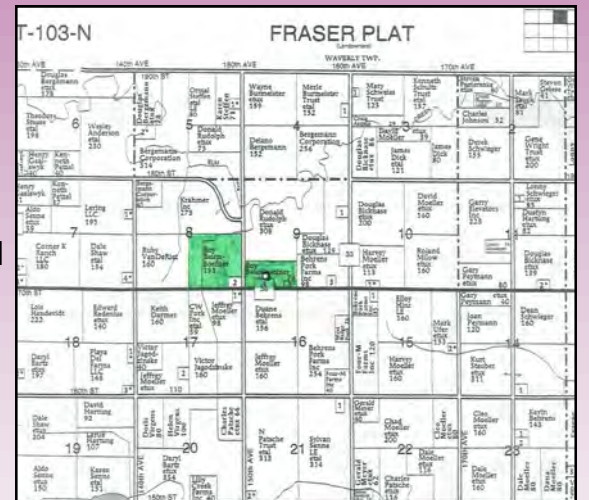
SELLERS NOR AUCTION STAFF NOT RESPONSIBLE FOR ACCIDENTS.

TERMS—20% down the evening of the auction, which will be made out to the Erickson, Zierke, Kuderer, & Madsen, P.A. Trust Account and cashed on Friday, June 26, 2015. Balance is due on or before July 27, 2015, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER

FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any easements including road, drainage, utility, or other easements of record. Seller has paid 2015 real estate taxes in full and any assessments of record will be paid the evening of auction due in 2015. Buyer will pay real estate taxes due in 2016 and thereafter. Any new assessments of record after the evening of the auction will be the responsibility of the Buyer. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to bidding. The new buyer will have possession of farm once the 2015 crop is removed. The 2015 crop rent will be paid to the sellers. The farms will be offered as two parcels on our split parcel board system and will be sold by deeded acres. Those wishing to bid by cell phone must make arrangements with members of auction staff prior to 12:00 P.M. on auction day.

INSPECTION— Thursday, June 18th from 6 PM-8 PM or anytime by appointment with Dustyn Hartung 507-236-7629 or Kevin Kahler 507-920-8060. Pre-auction booklets containing soil and county maps, FSA information, air photos, and assessor information are available at our Fairmont office or online at www.landservicesunlimited.com.

AUCTIONEERS NOTE— We are very honored to have the opportunity to work for the Baumhoefner daughters, as this is a great opportunity to buy some excellent Martin County Farmland. The family has chosen the auction method to give friends, neighbors and investors all an equal opportunity to buy their farmland, which has been in their family for over 100 years! The property has had an excellent tenant for 32 years and for any investor buyer would make a good tenant as well.



ROY BAUMHOEFNER ESTATE

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629

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DARIN G. HAUGEN, LEGAL COUNSEL
& CLOSING ATTORNEY FOR BAUM-
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