

FARMLAND, ACREAGE & MACHINERY

AUCTION

WEDNESDAY, AUGUST 10TH, 2016 @ 5:45 PM

SALE LOCATION: 40269 State Hwy 15, Lewisville, MN. From I-90 Exit 102 in Fairmont, MN, go north on Hwy 15 approx. 17 1/2 miles or from Mankato, MN take MN-60 West for approx. 25 miles to MN-15 Exit and continue 4 miles south.

MACHINERY



TRACTORS: *White 120 Tractor, MFD, 3,430 actual hrs., 480/80R38 rears, 75% rears, 18 sd., 3 pt., double outlet, quick hitch, cab, AC, #C3920 *White 2-88 Tractor,



4,760 act. Hrs., 18.4-34 rears, duals, factory cab w/AC, double outlet, 3 pt., quick hitch, 18 sd. *Oliver 1650, Cab, Factory Fenders, 4,852 act. hrs, double outlet, 3 pt. w/quick hitch, wide front *IH Farmall M Tractor w/Oliver 1609 all hyd. Loader, live hyd., P.S., Schwartz wide front, exc. 13.9.38 tires & chains *AC WC Un-styled Tractor w/Woods L306 Belly Mower, 12 volt system, lights

COMBINE: *IH 1420 Axial Flow Combine, 3,600 hrs., 23.1.26 drive tires, AC, Radio *IH 20' 820 Bean Head, poly *IH 943 4-30 Corn Head



MACHINERY: *White 5100 8-30 Planter, pull-type w/hyd. Wings, monitor, dry insecticide *Wilrich 2500 25' Field Cultivator, 3 bar harrow w/200 gal. tank, hyd. Pump, hyd. Wings

*White 435 10' Pull-Type Disk Chisel, Front Cushion Coulters *White 598 5-Bottom Semi-Mount Plow, Auto Reset Plow, Vari-width Coulters *White 588 4-18", Auto Reset Plow, Semi-Mount, Coulters *Oliver 253 19' Tandem Disk *Flow EZ Gravity Wagon & Gear *(2) Lundell 300 bu. Gravity Wagon *NH3 30' Applicator, 3 pt. *200 Gal. 3 pt. 12-30 Sprayer *500 gal. LP Tank on Tandem Axle Gear *Feterl 8"x60 PTO *Kewanee 8x50' PTO *Allied 7"x51' PTO Augers *John Deere 7 section Drag & Cart *500 gal. Tank on Trailer, Gas Pump

DRYER: Tox-O-Wik 570 PTO Grain Dryer

TRUCK & CAR TRAILER: 1965 Chevrolet C-60 Truck, 4&2 Trans, 16' Box & Hoist, 327 V8 Engine *H&H 20' Car Trailer, (2) 3,500 # Axles, Dovetail

MISC & TOOLS: 4-Wheeler; Jacobson Commercial 54" Front Deck Lawn Mower, Dixon Zero Turn 42" Lawn Mower; Cabela's Lawn Sprayer; 300 Overhead Barrel; 125 gal. Pickup Fuel Tank & Pump; Snowmobile Trailer; Wheel Weights; Log Chains; Wheel Barrels; (2) Econo Lift Pneumatic Lift 4000 cap. pallet jacks; 5 & 8 Honda Motors; Chev 350 Engine, very low miles; Ammo Box; Amoco Pails; 10"x10" Fireplace Beams; Cement Mixer; Old Farm Antique Items; Hand Tools; (4) Large Picture Frame Windows; 30 pc. 8" Wood Siding; 36 pc. 3 rib Hardboard Siding; Old Bicycles; Spare Tires; Oliver 3rd Link; Vinyl Siding Trim; Conduit Benders

AUCTIONEERS NOTE: This is a very clean line of low hour, well-cared for equipment. The tractors have very low original hours. Only 1 hour of small items. All of the above is owned by:

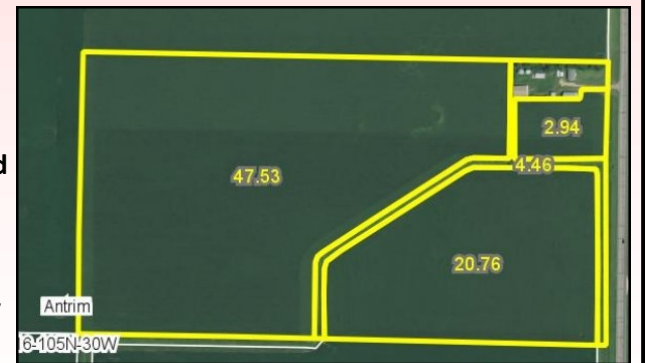
EARL BENCK-OWNER

FARMLAND & FARM BUILDING SITE

LOCATION OF FARM & BUILDING SITE: S 1/2 of NE 1/4 Less W 50' in Section 16 of Antrim Township, Watonwan County, MN, T105N, R30W containing 76.13 deeded acres. **FARM BUILDING SITE:** The building site has approx. 1.85 acres with an approx. 1,300 sq. ft. modern home built in 1950's, located on State Hwy 15, 24'x58' barn, Morton 48'x64' Machine Shed, 20'x24' Garage, (2) Single Garages, newer Lennox Pulse Furnace, New Water Heater, Water Softener. Acreage has a submersible well. This site also includes GSI 7,500 bu. & 18' Bins. **ADDRESS:** 40269 State Hwy 15, Lewisville, MN.



FARMLAND: 74.28 +/- acres of bare farmland located in Section 16 of Antrim Township, Watonwan County, MN This land is gently rolling with good soil types and a Productivity Index Rating of 88.9 with 71.23 tillable acres. This farm has great natural drainage and excellent outlets.



REAL ESTATE TAXES: Seller will pay all of 2016 real estate taxes and any assessments of record the evening of auction due in 2016.

TERMS: 20% down the night of the auction. Full settlement on October 3, 2016. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is non-refundable. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to bidding. The farm will be offered as two parcels on our split parcel board system. Those wishing to bid by cell phone must make arrangements with members of auction staff prior to 12:00 P.M. on auction day. The acreage will be sold 'as-is,' with the septic tank to be inspected and updated at buyer's expense.

INSPECTION: Wednesday, July 20th from 5 PM-8 PM or Monday, August 1st from 5 PM-8 PM or anytime by appointment with Allen Kahler 507-764-3591 or Kevin Kahler 507-920-8060. Pre-auction booklets containing soil and county maps, FSA information, air photos, assessor information and more pictures are available at our Fairmont office or Johnson, Berens & Wilson Law Firm at 717 S State, Fairmont or our website at www.auctioneeralley.com.

AUCTIONEERS NOTE: Come prepared, as the family is selling their family farm to the highest bidder. The farm building site has had many improvements and is an excellent location. The farmland is excellent, with natural drainage and good outlets.

LEONA BENCK ESTATE

Earl Benck, Joann Meyer & Kari Ziebarth-Owners

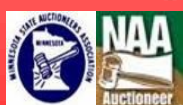
James Wilson of Johnson, Berens & Wilson-Attorney & Closing Agent 507-235-5544

AUCTIONEERS AND SALES STAFF

ALLEN KAHLER-CAI-MN/IA Broker #RA-41579 & B57538000
Phone #507-764-3591 KEVIN KAHLER-507-920-8060

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RYAN KAHLER, DOUG WEDEL & DAN PIKE



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CLERKS

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