

# EVENING ESTATE

# AUCTION

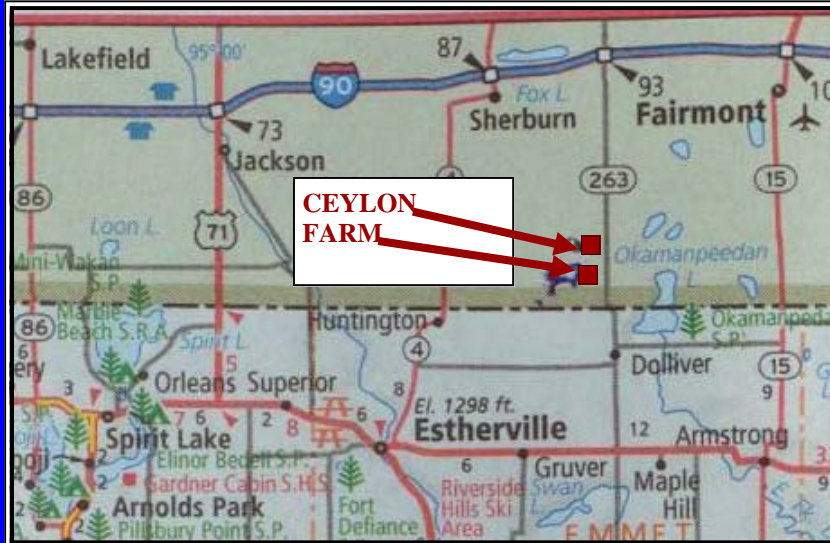
## 77.1/2 ACRES +/- CHOICE BARE FARM LAND

www.auctioneeralley.com

The following outstanding parcel of bare farmland located at South edge of Martin County, MN. 1 mile North of Iowa-Minnesota State line will be sold at public auction on:

# MONDAY EVENING DECEMBER 5 @ 6:30 P.M.

**Location of the auction:** American Legion Club rooms at Ceylon, MN., Ceylon is located 12 miles Southwest of the I 90 Exit # 102 at Fairmont, MN., 13 miles Northeast of Estherville, Iowa or 38 miles Northwest of Algona, IA.



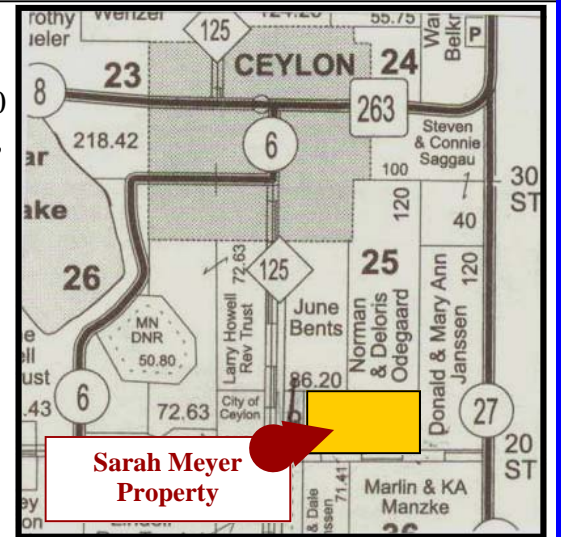
**LOCATION OF PARCEL:** Located 1/2 mile East of Ceylon on County Blacktop #263, 1 mile South on Blacktop #27, or 130 Ave., then 1/4 mile West of gravel 20th St., or from Estherville, IA follow State Highway 17-4 approximately 8 miles North to the Iowa-MN State Line, follow State Line (MN 10th St.) 8 1/2 miles East, 1 mile north on blacktop, 1/4 West.

**LEGAL DESCRIPTION:** SW 1/4 of SE 1/4 and SE 1/4 of SW 1/4 Section 25 Lake Belt Township, Martin County, Minnesota T101N R32W **EXCEPTING** building site in Southwest corner.

**GENERAL INFORMATION:** A choice

parcel of all tillable bare farmland **EXCEPTING** small area of road, top soil types with a Productivity Index of 93.9, containing many top soils which include Nicollet, Nicollet-Crippen, Webster, Clarion and other top soils, check our presale booklets or the internet for complete soils print out. All one field, level to gentle slope, good drainage, has excellent job of farming with top fertility and weed control, has been in the family for several years. Present tenant would make top operator for investment buyer. Building site located in Southwest corner is not part of this farm.

**AUCTIONEERS NOTES:** It is an honor that the Susan Meyer-Ziemann has engaged our auction firm to offer this fine parcel of top farmland. This parcel has one of the highest soil type ratings we have sold, 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prior to bidding, must have valid drivers license and furnish name of your bank on which your personal funds will be withdrawn.



**Air Photo shows 75.07 Tillable**

**TERMS:** 20% non-refundable check down payment to be held in Trust Account of Viesselman and Barke Law Firm until *Buyers* verify clear title, balance due last business days of December 2011 and first business day of January 2012, split as *Seller* desires, *Buyer* shall be given immediate possession to prepare for crop year 2012, present tenant has chopped stalks and chiseled land for crop year 2012, present tenant to be paid evening of the auction for custom work in addition to sale price. There are no buyer premiums. *Seller* pays all real estate taxes due in 2011 and keeps income from 2011, *Buyer* pays real estate taxes due in 2012 and receives all income from 2012. This property is being sold "As is Where is", it is interested *Buyers* obligation to inspect property prior to bidding, all governmental information furnished is assumed to be correct but *Seller* nor *Sales Staff* make no warranties whatsoever to their accuracy. Interested parties are invited to walk or drive over property prior to auction. *Seller* nor *Sales Staff* are not responsible for accidents. Sale is subject to *Seller* approval. Those wishing to bid by cell phone must make prior arrangements with auction staff.

**INSPECTION & PRIOR SALE INFO:** For more information or inspection with any of the sales staff, feel free to contact any of the auction staff listed below or visit our website a [www.auctioneeralley.com](http://www.auctioneeralley.com) for Information Booklets.

## FORMER ESTATE OF LEON & SARAH MEYER

## SUSAN M. MEYER - ZIEMANN, OWNER

Steve Meyer P.R. of above Estate

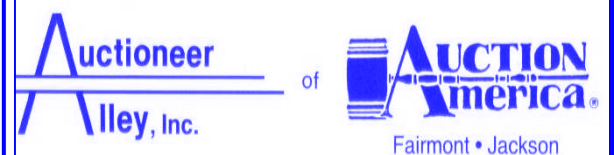
TERRY VIESELMAN OF VIESELMAN & BARKE OF FAIRMONT AND BLUE EARTH, SELLER AND ESTATE ATTORNEY

### AUCTIONEERS

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