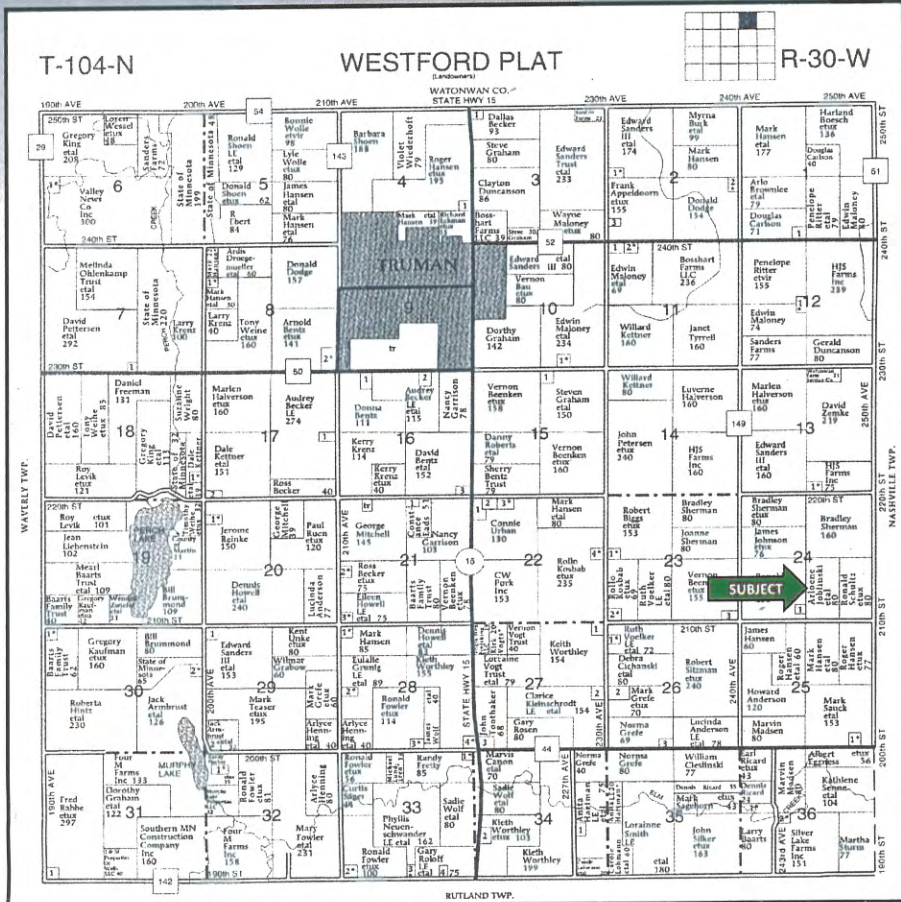


80 Acres +/- Westford Township, Martin County, MN

FARMLAND AUCTION

Tuesday June 12, 2012 @ 6:30 P.M.

SALE LOCATION: Auction will be held at the farm, located 3 mi S of Truman, MN at intersection of US Hwy 15 & Co Rd 44, 2 mi E on Co Rd 44, 1 mi N on 240th Ave & 1/2 mi E on 210th St. Watch for Auction Signs. www.auctioneeralley.com



PROPERTY LEGAL DESCRIPTION
 The West Half of the Southeast Quarter (W 1/2 SE 1/4) Section 24, Township 104 North Range 30 West, Martin County, Minnesota



map center 43° 47' 46.92, 94° 22' 40.98
 scale: 9962

Auctioneer Alley **Auction America**

Maps provided by **surety**

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 www.AgriDataInc.com

24-104N-30W
 Martin County
 Minnesota

4/18/2012

Crop Productivity Index: 89.1 Rating

Tillable Farmland: 79.28 Acres +/-

For additional information go to our web site at www.auctioneeralley.com

or call Doug Wedel at 507-236-4255

AUCTION SALE TERMS

The successful Buyer(s) at the conclusion of the auction will enter into a Purchase Agreement & shall make a 20% NON - refundable earnest money down payment the day of the auction. The sale will **NOT** be contingent upon any Buyer(s) financing. The unpaid balance shall be due and payable in full on or before July 31, 2012, when clear title is given. The rent amount paid to the seller in 2012 will be turned over to the Buyer(s) of the property. The Buyer(s) shall pay all Real Estate taxes that are due and payable in 2012. The Buyer(s) will have possession for farming/operating for the 2013 crop year and thereafter. Property being sold "AS IS" and is subject to any other easements including road, drainage, utility or other easements of record and the Buyer(s) are responsible for all inspections of the property prior to their purchase of it. Any statements made at the auction may take precedence over any printed information.

AUCTIONEERS NOTE

This is an excellent opportunity to purchase Martin County bare farm land. This farm has good soil types, gently rolling topography, good drainage and is almost all tillable land. A complete informational booklet can be picked up at our office located at 117 North Main Street, Fairmont, Minnesota, or we would be happy to mail one to you. You can also view the information on our website www.auctioneeralley.com. The auctioneers and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing you at the auction. Respectfully, Doug Wedel & Associates.

SANDRA JOBLINSKE, owner

Auctioneers

Doug Wedel 507-236-4255 MN License #46-62

Dan Pike, CAI-Broker 507-847-3468

Kevin, Allen & Ryan Kahler 507-920-8060



of



117 N Main St, Fairmont,

Attorney for Seller

Matt Nielsen

of

Krahmer & Nielsen PA