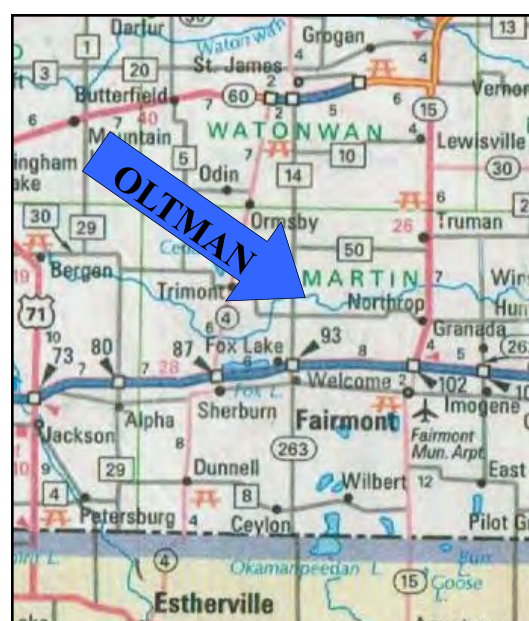
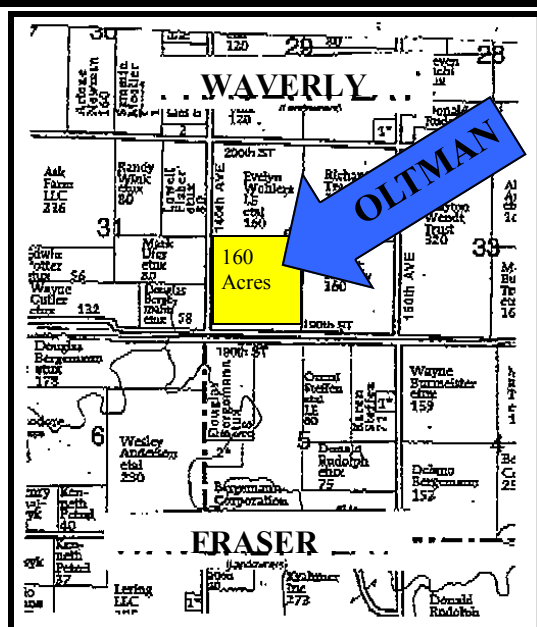


160 +/- ACRES CHOICE SOUTHERN MINNESOTA MARTIN COUNTY FARMLAND ESTATE FARMLAND AUCTION

The following top bare farmland will be offered at public auction on

TUESDAY EVENING JUNE 11th 2013 AT 7 P.M.

LOCATION OF AUCTION: TO BE HELD AT THE KNIGHTS OF COLUMBUS FACILITY AND MEETING ROOMS LOCATED AT 920 E 10TH STREET IN FAIRMONT, MN WHICH IS JUST 1 1/2 MILES SOUTH OF THE FAIRMONT, MN I-90 EXIT NO. 102 ON HWY. 15, JUST 1 BLOCK WEST OF MILITELLO MOTORS.
LOCATION OF FARMLAND: 5 1/2 MILES NORTH OF I-90 EXIT NO. 102 AT FAIRMONT, MN ON HIGHWAY 15 AND 7 1/2 MILES WEST ON 190TH ST., LOCATED AT INTERSECTION OF 140TH AVE. & 190TH ST., SEE LEGAL DESCRIPTION AND MAP ON THIS AUCTION POSTER, APPROXIMATELY 8 MILES SW OF TRUMAN, MN AND APPROXIMATELY 6 MILES NORTH OF WELCOME, MN.



GENERAL INFORMATION

A very nice parcel of level to gentle sloping top quality farmland with excellent soil types with a 92.6 Productivity Index Rating, a 95 acre corn base, 56 acre bean base, 147 acre Bu. Corn and 53 Bu. Bean C C rating. Has excellent drainage, located on top of watershed, east to Judicial Ditch No. 60, west to lower areas west of subject farm. All tillable except public gravel roads on south and west edge of farm and old salvage building site to be removed., may be farmed in any direction with today's large equipment. Has been well farmed with top operator who would make excellent operator for investor buyer.

LEGAL DESCRIPTION: Southwest Quarter (SW 1/4) Section 32 Waverly Township, Martin County, MN. T104N R31W.

TERMS AND BIDDING INFORMATION: Farm is subject to cash rent lease for crop year 2013, buyer may enter to remove old grove and building site upon closing, and enter to prepare for 2014 crop year as soon as 2013 crop removed. 20% Non-Refundable personal cashable check shall be received by attorney for estate and placed in the Trust Account of Edman and Edman Trust Account on June 12, 2013 and final settlement on or before August 1, 2013, Seller shall pay first half of real estate taxes due in 2013, buyer shall pay last half, seller keeps all income from crop year 2013, but shall give buyer a credit of \$17,715.00 upon closing to represent the cash rent due buyer for August, September, October and November for early settlement. Interested buyers shall sign for bidding number prior to bidding and furnish bank or lender information. It is interested buyers obligation to inspect both property and presale information prior to bidding, farm is being sold "as is where is", sale will be final, seller responsible to cap open unused wells. All governmental information provided prior to auction considered to be correct but sellers or sales staff make no guarantees of this information.

AUCTIONEERS NOTES: It is an honor to work for the Oltman Children, they have chosen the auction method to be fair to all buyers, this property has been in their family over 100 years and has not been offered for sale prior to this auction. Come prepared to purchase, all known information including U.S.D.A.- FSA Air Photos, Soil map and types and Real Estate Tax all available in pre-auction booklets, the internet or stopping by farm on Friday May 31st from 1 P.M. to 5 P.M. at which time auction staff will be on hand to answer questions, or call our office if you cannot stop by on inspection day. Feel free to call for appointment or information. As farm is leased for crop year 2013 please respect growing crops, interested parties may walk over property but no driving will be allowed. Interested parties have permission to bring contractors onto old building site for estimate for grove removal. Sellers, Tenant or Sales Staff not responsible for accidents on property.

WWW.AUCTIONEERALLEY.COM

THE ESTATE OF THORALL & DOROTHY OLTMAN

JERRY, DENNIS & RUSSELL OLTMAN & SANDRA OLSON - OWNERS

John Edman of Edman & Edman Attorney

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