

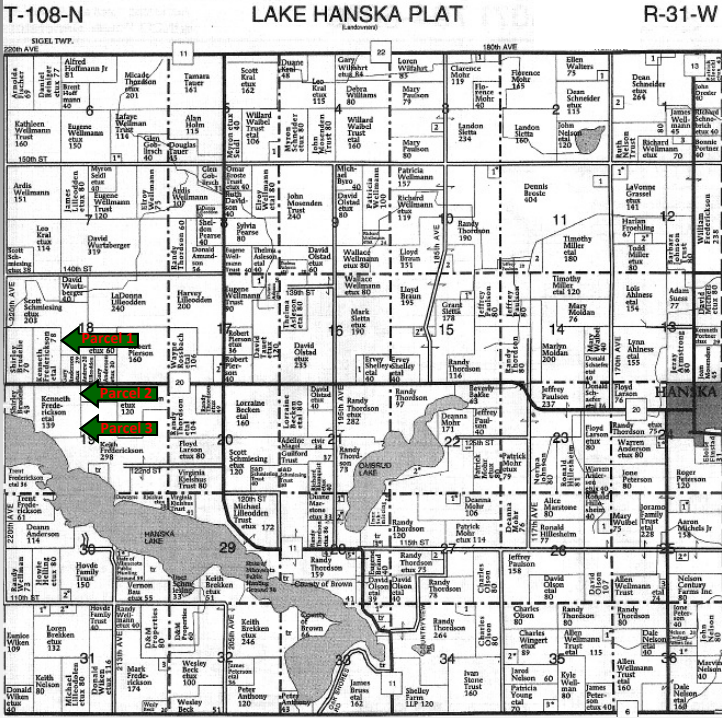
216.5 Acres +/- Sec 18 & 19 Lake Hanska Township, Brown County MN

Farm & Recreational CREP Land, Lake Shore Property, Building Site & Farm Related Equipment

AUCTION

Wed July 24, 2013 @ 4:30 PM **Open House Wed July 10 4:00-7:00 PM**

SALE LOCATION: 21773 County Road 20, Hanska, MN. - from Hanska 5½ mi W on County Road 20 - Watch for Auction signs



Property Information

Parcel #1: 77.5 Deeded acres Sec 18, 77.68 Tillable acres (per FSA); Crop Productivity Index Rating 94.8; Legal Description: Gov't Lots 11 & 14 (Except 2.5 acres) Sec 18-T108N-R31-W containing 77.5 acres more or less

Parcel #2: 79.05 Deeded acres Sec 19, 76.05 Tillable acres (per FSA), Crop Productivity Index Rating 93.5

Parcel #3: 59.95 Deeded acres, 33.0 CRP acres enrolled in CREP, 14.22 pasture & non tillable acres plus 11.63 acre building site. The building site has a large 2 story remodeled 4 bedroom house, 2 pole type buildings, barn & misc other outbuildings & grain bins. Parcels 2 & 3 Legal Description: Lots 3, 7, 9, & 10 Sec 19-T108N-R31W (except the E 10 rods of Lot 7 & 10, containing 139 acres more or less.

Note: Parcel 2 & 3 are subject to survey if sold separately. The acres given are only approximate.

For additional info including sale terms, soil maps & FSA information, go to our web site @ www.auctioneeralley.com & check the information brochure under Fredrickson Land Auction sale bill location or call Doug Wedel Auctioneer @ 507.236.4255.



PERSONAL PROPERTY

TRACTORS, ATV & FARM EQUIPMENT

- Ford TW5 II MFWD Tractor, 1955 hrs, 18.5 - 38 rubber, C.A.H., 2 hyd outlets
- Ford NAA Tractor, wide front
- 2007 Honda Rancher ES ATV, 4x4, 400 cc, 1235 miles
- Lorenz 8' snowblower; 3 pt. 7 ft blade; Craftsman riding lawn mower; Poulan Pro riding lawn mower; snowmobile 2 place trailer; shop built trailer; 5 ft 3 pt rotary mower; Ford LGT100 lawn tractor; JD 15 ft disc; 13 ft digger

TOOLS & MISCELLANEOUS

Hammers; wrenches; saws; channel lock pliers; wheel pullers; ext cords; alum shovels; spades; forks; sand shovels; alum ladders; wheelbarrow; bench drill press; anvil; bench grinders; tool boxes; Knipco heater; AC/DC welder; bolt bins; socket sets; weed eater; air compressor; battery charger; Handyman jack; 250 & 500 gal fuel barrels; band saw; stainless steel milk system in barn & more!

HOUSEHOLD, GUNS & ANTIQUES

Wicker porch set; mirrors; wood chairs; antique oak secretary; dresser; antique buggy; old pictures; wardrobe; pool table; steel porch chairs; Model A Truck door w/Hanska Telephone Co emblem; Remington Model 1100 12 gauge semi auto shot gun; & more.



AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer(s) at the conclusion of the auction will enter into a Purchase Agreement/Contract for the Real Estate & 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 & payable in full on or before October 15, 2013 or when clear title is given. The buyer will have possession for 2014 crop year. The seller shall pay all real estate taxes that are due & payable in 2013. The Seller shall retain all cropland rental income for the 2013 crop year. Property being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. Buyer(s) are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information.

AUCTIONEERS NOTE

We are honored to have been asked to represent the Kenneth Frederickson Estate. If you are either looking for top producing tillable farm land in parcels #1 & #2, or having a once in a lifetime opportunity of purchasing a nice rural building site with a small pasture & 33 acres of CREP land & an additional 14 acres all lying along beautiful Lake Hanska with approximately 1,500 feet of lake shore in parcel #3, this is the auction for you! Please come prepared to purchase as the seller has chosen the auction method to market this property. The information contained in this sale bill & other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. The buyers shall make themselves familiar with the property & verify all information & data for themselves. The auctioneers & sales staff are representing the seller. This auction is open to the public & we look forward to seeing you at the open house & auction. Remember the auction begins at 4:30 PM sharp, so be on time! We will begin with the personal property followed by the real estate.

www.auctioneeralley.com

www.midwestauction.com

KENNETH FREDERICKSON ESTATE & JUNE FREDERICKSON FAMILY TRUST, sellers
JANICE LEICK PR & TRUSTEE

Auctioneers

Doug Wedel 507-236-4255 MN Lic #46-52
Dan Pike, Kevin, Allen & Ryan Kahler

Clerks

Fairmont Auctioneer Alley Clerking



Attorney for Seller

Fred W Kraemer
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Fairmont, MN 56031