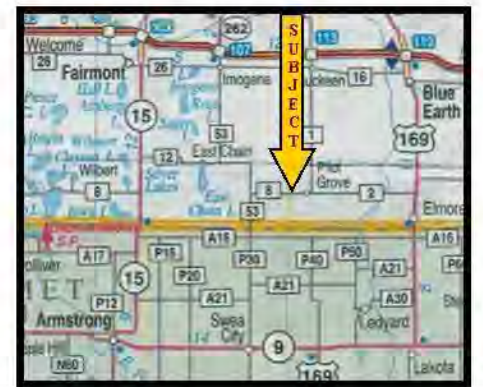
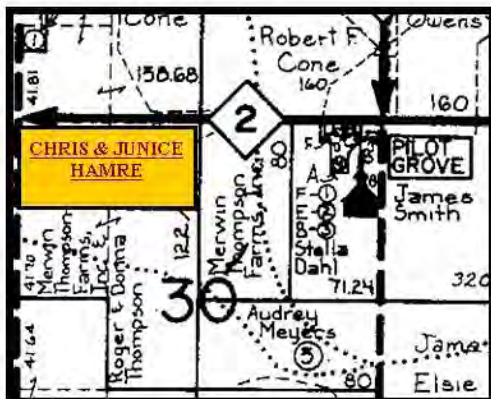


# TOP BARELAND EVENING ESTATE AUCTION THURSDAY EVE. SEPT. 19, 2013 @ 7 P.M.

SALE TO BE HELD AT KNIGHTS OF COLUMBUS HALL - FAIRMONT, MN.  
920 E 10TH ST., APPROX 1/2 BLOCK WEST OF MILITELLO MOTORS ON HWY 15

**Location of land:** The parcel located approx. 10 miles SW of Blue Earth, MN., or 1/2 mile West of Pilot Grove, 2 miles North of the Iowa-MN State Line.

**Legal Description:** The Fractional North Half of the Northwest Quarter (N1/2, NW 1/4) Section 30 Pilot Grove Township, Faribault County, MN. T101N R28W containing 81.78 Acres more or less.



**GENERAL INFORMATION:** A level to gently sloping parcel of bare farmland with approximately 78.30 Acres more or less all tillable, excellent heavy soil types with a Productivity Index Rating of 87, has been well farmed with excellent operator. One large field, may be farmed in any direction with today's large equipment, has county tile outlets.

**TERMS AND BIDDING INFORMATION:** This is a public auction, public is invited. Non-refundable 20% down payable to Edman & Edman Trust Account which will be deposited September 20, 2013, balance November 1, 2013 when clear title furnished. Buyer shall also sign purchase agreement night of auction. Seller pays Real Estate Taxes due in 2013 and retains income for crop year 2013. New owner will have possession for crop year 2014. Sale subject to sellers approval. This property is being sold "As is Where is", not contingent on buyer financing. *Those wishing to bid by cell phone must make arrangements with the auction company no later than noon on September 18th, any announcements evening of sale take precedence over printed materials.*

**INSPECTION and PRE-SALE INFORMATION:** Auction personnel will be on hand for additional information on Friday Forenoon September 12th from 9 A. M. to Noon, or any time by appointment. Pre-Auction booklets containing all known governmental information will be available from auction staff or it can be viewed on the website. It is interested bidders obligation to inspect the property and the governmental information prior to bidding. Sellers and Sales Staff will provide all known governmental information prior to the auction, assume governmental information to be correct but make no warranties to their accuracy.

**AUCTIONEERS NOTES:** It is an honor to work for the Hamre Family whom have chosen the auction method to be fair to all interested parties, this property has not been offered for sale prior to the auction. Staff will be present at the Knights of Columbus Hall 1 hour prior to sale, all interested bidders must register prior to sale for bidding number. Sellers or auction staff are not responsible for accidents.

[WWW.AUCTIONEERALLEY.COM](http://WWW.AUCTIONEERALLEY.COM)

## HEIRS OF CHRIS & JUNICE HAMRE, OWNERS DAVID HAMRE, REPRESENTATIVE

JOHN EDMAN, ESTATE ATTORNEY & CLOSING AGENT

EDMAN & EDMAN ATTORNEYS AT LAW 53 DOWNTOWN PLAZA FAIRMONT, MN. (507) 238.4333

**Auctioneers and Sales Staff**  
Allen Kahler, CAI-MN Iowa Broker #RA-41579 & BS7538000  
Home # 507.764.3591 or Cell # 507.841.1564  
Kevin & Ryan Kahler  
Dan Pike Doug Wedel  
Dustyn Hartung



Real Estate  
Appraisals

(507) 238.4318

JOHN "PAL" EISENMENGER,  
SALES CO-ORDINATOR  
FAIRMONT, MN  
Larry Bremer - Real Estate  
Fairmont, MN  
Secretarial Plus Services  
Myla Roskop, Office Services 507.436.5458  
Bill Le Duc - Agri-Realty LLC  
Mankato, MN



923 N STATE ST. FAIRMONT,  
(507) 238.4318  
WWW.AUCTIONEERALLEY.COM