110.9 Acres +/- Section 35, Silver Lake Township, Martin County, MN

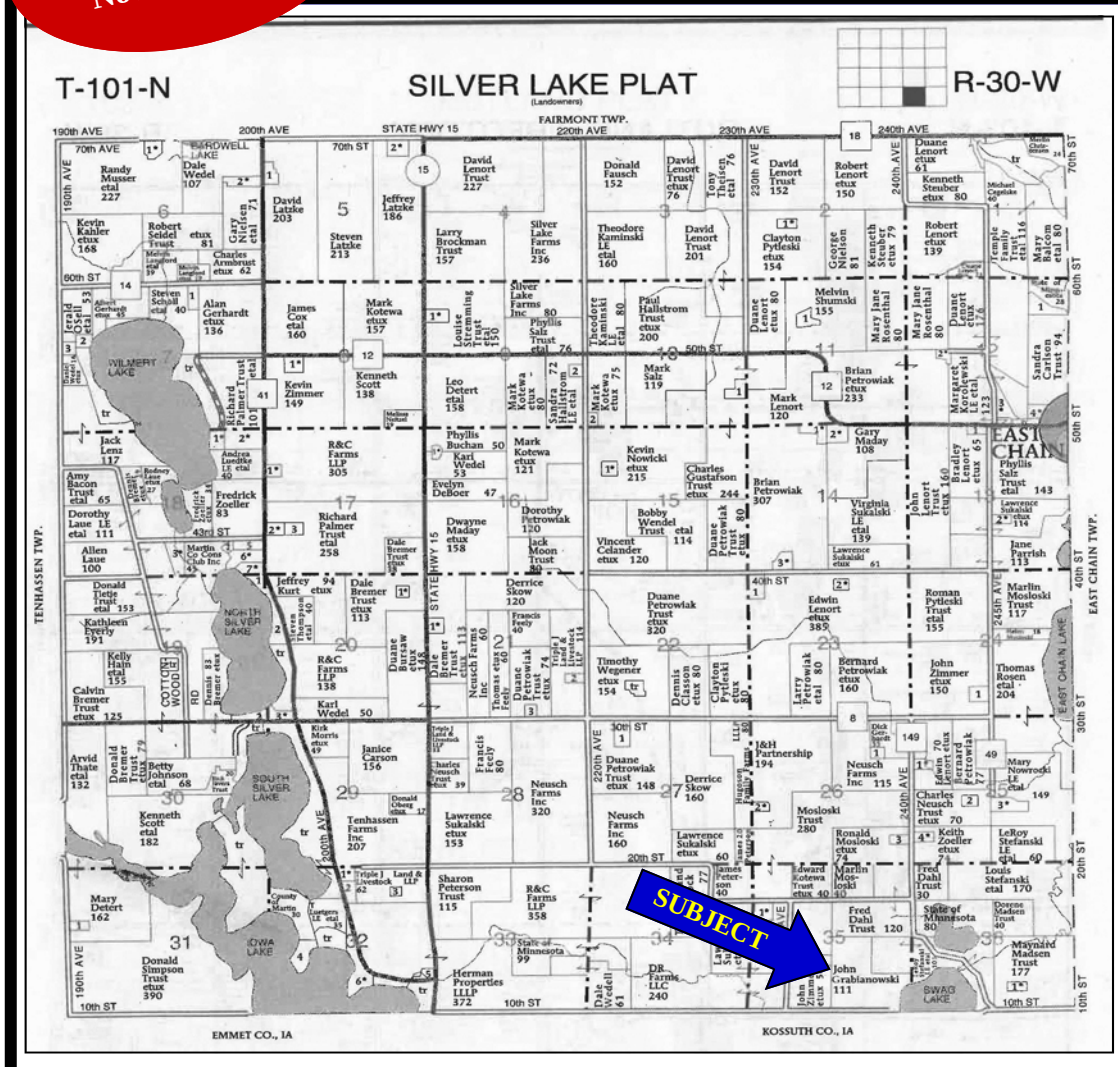
FARMLAND AUCTION

POSTPONED: Tuesday, January 30, 2018 @ 2:00 P.M.

In case of very inclement weather - blizzard, please check our web site at www.auctioneeralley.com for details.

NOTICE! POSTPONED! Now Jan. 30th

***SALE LOCATION*: The auction will be held at the Knights of Columbus Hall at 920 East 10th Street in Fairmont, Minnesota. Watch for auction signs on day of the sale.**



PROPERTY LOCATION

From junction of Highway #15 & County #26 in Fairmont, Minnesota approximately 9-1/2 miles on #15 to 20th Street, then approximately 2-1/2 miles, to 232nd Avenue then 3/4 mile south & 1/4 east.

PROPERTY LEGAL DESCRIPTION

Part of SE1/4 (Silver Lake Township)
in 35-101N-30W Martin County, Minnesota. Containing 110.9 acres more or less.
The full legal description will be provided at the auction.

PROPERTY INFORMATION

Deeded Acres: 110.9 +/- Tillable Acres: 107.38 +/-

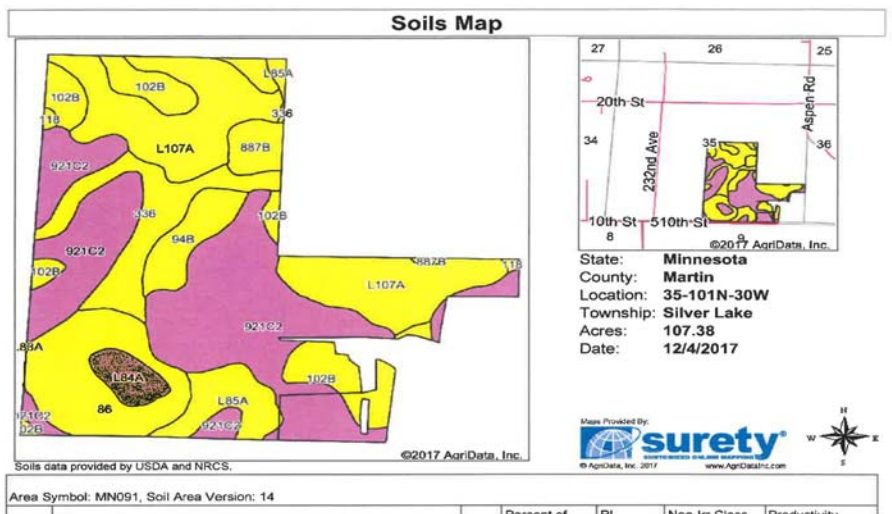
Crop Productivity Index Rating: 91.1

AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer at the conclusion of the auction will enter into a Purchase Agreement - Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before March 6, 2018, when clear title & possession will be passed by PR Deed. Buyers will be responsible for fall tillage costs the day of the auction. The Buyer shall pay all real estate taxes that are due and payable in 2018 and there after. Property is being sold "AS IS", Property is being sold subject to any easements including road, drainage, utility or other easements of record. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers 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. Auction Company & Staff represent the seller in this transaction.

AUCTIONEERS NOTE

We are very honored to have been asked to represent John Grabianowski Estate with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of farmland to add to your investment portfolio, this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:30 A.M. sharp, so don't be late. Respectfully, Doug Wedel & Associates Auction Company.



Area Symbol: MN091, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	37.35	34.8%		IIIe	87
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	22.93	21.4%		IIw	91
86	Canisteo clay loam, 0 to 2 percent slopes	11.81	11.0%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	11.34	10.6%		IIe	95
336	Delft clay loam, 0 to 2 percent slopes	8.97	8.4%		IIw	94
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.20	4.8%		Iw	99
94B	Terril loam, 2 to 6 percent slopes	4.26	4.0%		IIe	99
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.67	2.5%		IIe	92
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.47	2.3%		IIIw	86
118	Crippin loam, 1 to 3 percent slopes	0.38	0.4%		Ie	100
					Weighted Average	91.1

For Additional Information

Go to our web site at www.auctioneeralley.com and check the information brochure under the John Grabianowske Land Auction sale bill area or call Doug Wedel at 507-236-4255 or 507-238-4318.

OWNER

John Grabianowski Estate

SALE CONDUCTED BY

Auctioneers

Doug Wedel
MN License #46-52
Fairmont, MN.
507-236-4255
Dan Pike Jackson, MN.
Kevin, Allen & Ryan Kahler
Fairmont & Sherburn, MN.
Dustyn Hartung - Fairmont, MN.
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Wedel of Auctioneer Alley
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Attorney for the Seller & Closing Agent

Brandon Edmundson
Krahmer, Shaffer & Edmundson, LTD.
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