

EVENING ESTATE BARE AGRICULTURAL & FARM LAND AUCTION

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The following 235 Acres of Southern Minnesota Martin County Farmland will be offered at Public Auction on:

FRIDAY EVENING OCTOBER 28, 2011 @ 7 P.M.

Location of the auction to be held at the Martin Luther High School Gym in Northrop, MN.; Northrop is located 4 miles North of State Highway 15 - I-90 Exit No. 102 at Fairmont, MN.

Location of land: Located 5 1/2 miles North of Fairgrounds at Fairmont, MN or 4 1/2 miles North of I-90 Exit No. 99 on County Blacktop No. 39 or 190th Ave., in Section 1 of Fraser Township Martin County, Minnesota T103N R31W, see individual plats of 3 parcels in this auction poster.

PARCEL 1: 74.379 Deeded Acres with 73.448 Acres Tillable according to Madsen Land Survey as of 6/20/2011. This parcel is the West 1228 ft. of the West 1/2 of the SW 1/4 Section 1 Fraser Township, Martin County, Minnesota, T103N R31W. Survey included in information booklet. Parcel 1 is a level to gently sloping nice parcel of bare farm land, and inside parcel with public road on south edge and access to private service road on north edge and cross subsurface tile easement to natural creek at north edge of Parcel 3.

JOANN FLACHSMANN, OWNER

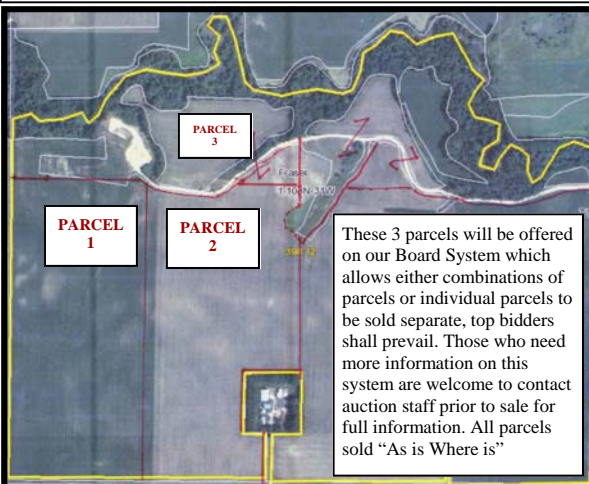
PARCEL 2: 74.294 Deeded Acres with 73.446 Acres Tillable according to Madsen Land Survey as of 6/20/2011. This Parcel is the East Parcel of the SW 1/4 Section 1 Fraser Township, Martin County, Minnesota T103N R31W **EXCEPTING** 7.16 Acre building site and land East of building site driveway, also **EXCEPTING** small portion on North end which includes service road and small area on natural gas line. Survey included in information booklet. Parcel 2 is a level to gently sloping nice parcel of bare farm land, long rows, this again like Parcel 1 is an inside parcel with access to public road on south edge and access to private roadway on northerly edge and retains sub-surface tile easements to natural creek on north edge of parcel 3

SUSAN KNIGHT, OWNER

PARCEL #3: Approximately 85 Acres of farmland located South of centerline of Elm Creek in the South 1/2 of the N 1/2 of Section 1 Fraser Township, T103N R31W, approximately 50 acres tillable, also contains saleable gravel and also very scenic wooded and pasture land. Survey of southerly edge is completed. This parcel has unlimited possibilities, has well graveled service road from Blacktop on East across South edge of property which served as ingress and egress for the large several axle trucks removing gravel for construction. This property located in such a manner that Westerly portion would make great location for new home, hunting lodge or other recreational uses, offering complete privacy. This parcel has service road on parcel property, but will give easements both for ingress and egress and sub-surface tile drainage to Elm Creek to all 4 parcels of bare farm land on Dorendorf Farm south of Parcel 3. This parcel joins all the Dorendorf Land located in the South 1/2 of Section 1 Fraser Township.

DORENDORF HEIRS, OWNERS

Kay Sandersfeld, JoAnn Flachsmann, Virginia Schafer, Susan Knight



TERMS: 20% *non-refundable* down payment evening of auction to the Krahmer & Shaffer Trust Account, balance due last day of December 2011. Seller pays real estate taxes due in 2011 and any assessments of record sale date. Seller keeps all rental income for 2011. Buyer may enter to prepare for 2012 crop year as soon as 2011 crop removed.

INSPECTION: Anytime by appointment with auctioneers or interested parties have permission to enter north service road, after crops are removed may inspect by driving over property. **DO NOT** enter building sites from the South as these are private property and Not part of this auction. **Information booklets with all government information available 20 days prior to auction on website or call our Fairmont Office @ 507.238.4318 or Allen Kahler 507.764.3591, these booklets will also contain the official surveys parcel's 1 & 2 and the Southerly edge of parcel 3. Those inspecting property will notice steel posts with PVC markers which show boundaries coinciding with new survey.**

SALE & FARM INFORMATION: All interested parties must register for a bidding card prior to bidding and provide bank information, it is interested parties obligation to inspect property prior to bidding. This farm has been well farmed by present long term tenant, Kenneth Kotewa, who would make excellent tenant for investment buyers. This farm has many possibilities both for agricultural production and other uses such as livestock, recreation, some quantity of remaining gravel and fill located on Parcel 3 along with the other uses mentioned above. Come prepare to purchase as the Family has chose the auction method to sell this property, has been in the family many years and has not been offered for sale prior to this auction.

HEIRS OF FRED & DELORES DORENDORF, OWNERS

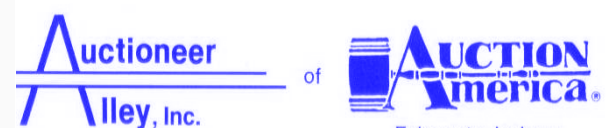
Kim Shaffer of Krahmer & Shaffer LTD, 717 South State Fairmont, MN - Attorneys for Estate and sale of property
Kay Sandersfeld, Personal Representative

AUCTIONEERS

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