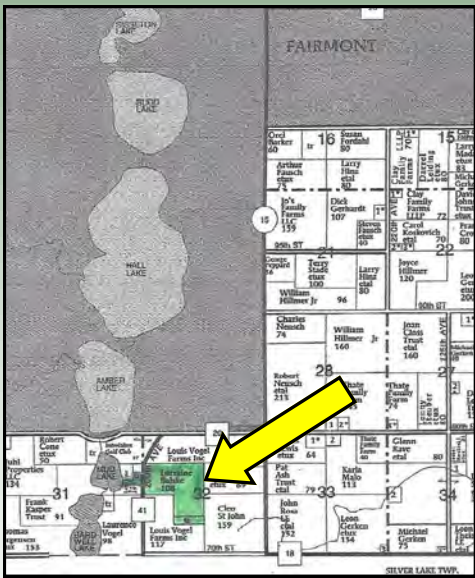


# EVENING ESTATE LAND AUCTION

To settle the Lorraine Balske Estate, the following 130+/- will be sold at public auction at the Knights of Columbus Hall at Fairmont, MN at 920 E 10th Street, which is approx. 1/2 block west of Militello Motors located on Hwy 15 or N State Street on:

## TUESDAY, OCTOBER 28, 2014 @ 7 P.M.

**LOCATION OF FARM**—Just south of the Interlaken Golf Course at south edge of Fairmont on County Blacktop 41 or 200th Avenue. A 10 acre building site on west side and bare 120 acres, all tillable choice farmland, on the east side.



**LEGAL DESCRIPTION**—**PARCEL #1:** Approx. 10 acre building site in Government Lot 6 Section 31 Fairmont Township, Martin County, Minnesota T102N R30W and **PARCEL #2:** Bare 120 acres +/- located in the W 1/2 Section 32 Fairmont Township, Martin County, Minnesota T102N R30W. (Survey of boundaries will be furnished prior to closing).

**GENERAL INFORMATION**—**PARCEL #1:** A beautiful 10 acre, partially wooded lot adjoining Mud Lake on the west and blacktop on the east. This



parcel contains an older 2-story frame house with basement, 4 bedrooms, 1 1/2 baths, later LP furnace, large water heater, and septic will need updating. This parcel contains 3.76 acres of tillable land according to FSA calculation. **PARCEL #2:** A choice parcel of bare farmland, with excellent future development possibilities, that has 117.42 acres tillable according to FSA calculations. This land is level to gently rolling with excellent soil types with a 92.2 Productivity Index according to governmental information and the majority of this parcel served by Judicial Ditch 98. This parcel is sold subject to an excellent rental lease in place for Crop Year 2015. This parcel has public access to County Blacktop 41 on westerly edge. If sufficient interest in buying 5 or 10 acres for future residential along road, make wishes known to auction staff prior to auction. \*All properties sold AS IS WHERE IS. Governmental information considered to be correct, but Sellers nor Sales Staff make no warranties on this information.

**TERMS**—20% down the evening of the auction, which will be made out to the Johnson, Berens & Wilson Trust Account and cashed on Wednesday, October 29, 2014. Balance is due on or before November 28, 2014 when clear title will be furnished. Seller will pay real estate taxes and assessments of record the evening of auction due in 2014. Buyer will pay real estate taxes due in 2015 and thereafter. Buyer will receive rental for crop year 2015 as lease in place states. Older buildings on **PARCEL #1**, including existing home, will be sold AS IS WHERE IS. Any cleanup of unused buildings will be buyers obligation. Buyer of building site will have possession as of November 28, 2014. 3.76 acres of bare tillable land may be part of existing lease for 2015. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is non-refundable. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to bidding. The farm will be offered as two parcels on our split parcel board system. Those wishing to bid by cell phone must make arrangements with members of auction staff prior to 12:00 P.M. on auction day.



**INSPECTION**—Saturday, October 18th from 9 AM to 12 PM or Monday, October 20th from 4 PM to 8 PM or anytime by appointment with Allen Kahler-507-764-3591, John 'Pal' Eisenmenger, Sales Coordinator-507-238-1374 or Leah Hartung, Salesperson-507-236-8786. Pre-auction booklets containing soil and county maps, FSA information, air photos, assessor information and a survey of building site are available at our Fairmont office or Johnson, Berens & Wilson Law Firm at 717 S State, Fairmont or our website at [www.landservicesunlimited.com](http://www.landservicesunlimited.com). Final survey of bare land may not be completed until crop removed.

**AUCTIONEERS NOTE**—It is a great honor to be working for the Balske Estate and Richard Truman-Personal Rep to sell this beautiful property. Also, it is an honor to work for a lady who through her love of young people, chose to give the proceeds of her entire Century Farm to help young people achieve their educational goals by giving the net proceeds of this entire property to the local Dollars for Scholars organization!

**SELLERS NOR AUCTION STAFF NOT RESPONSIBLE FOR ACCIDENTS.**

# LORRAINE BALSKE ESTATE

## Richard Truman-Personal Rep

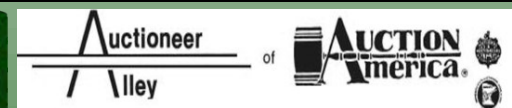
James Wilson of Johnson, Berens & Wilson-Attorney & Closing Agent 507-235-5544

### AUCTIONEERS AND SALES STAFF

ALLEN KAHLER, CAI-MN-IA Broker #RA-41579  
& B57538000 Phone # 507-764-3591

KEVIN & RYAN KAHLER

DOUG WEDEL, DUSTYN HARTUNG & DAN PIKE



923 N STATE ST. FAIRMONT, MN—507-238-4318

[www.landservicesunlimited.com](http://www.landservicesunlimited.com)

JOHN 'PAL' EISENMENGER-SALES COORDINATOR 507-238-1374

LEAH HARTUNG & LARRY BREMER-SALES STAFF