

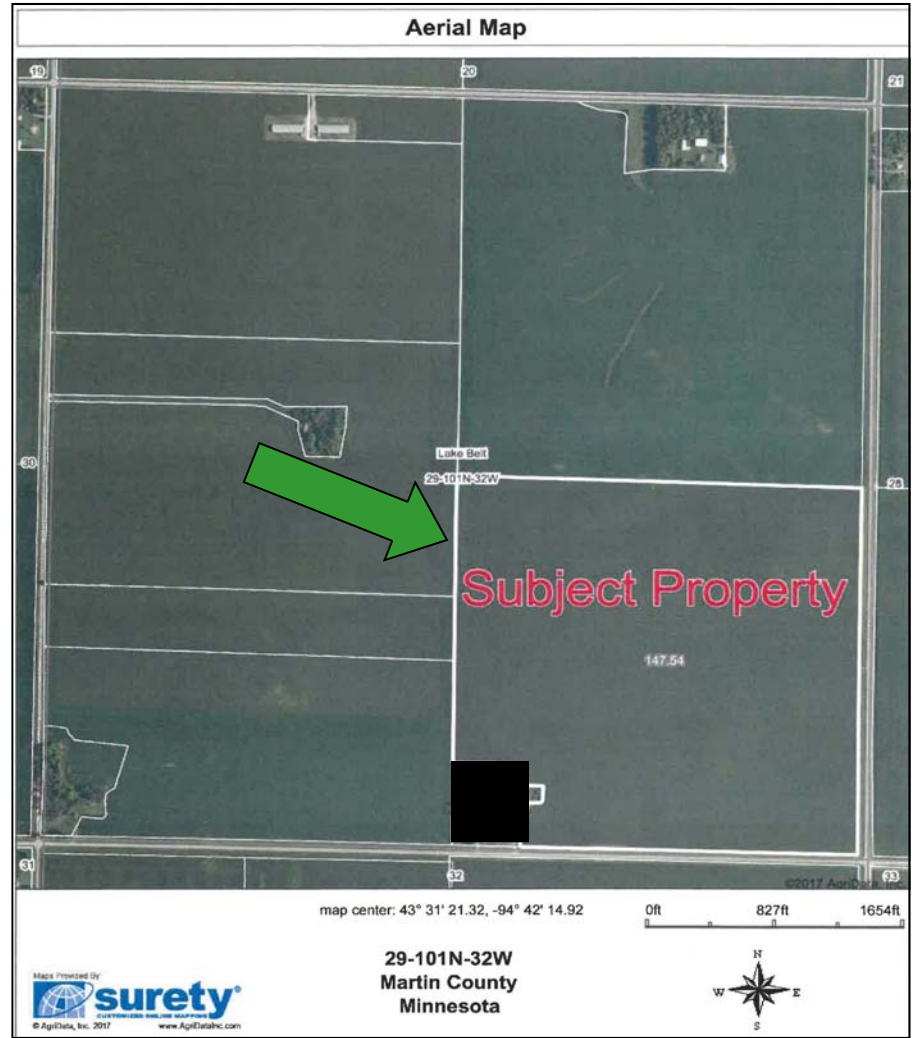
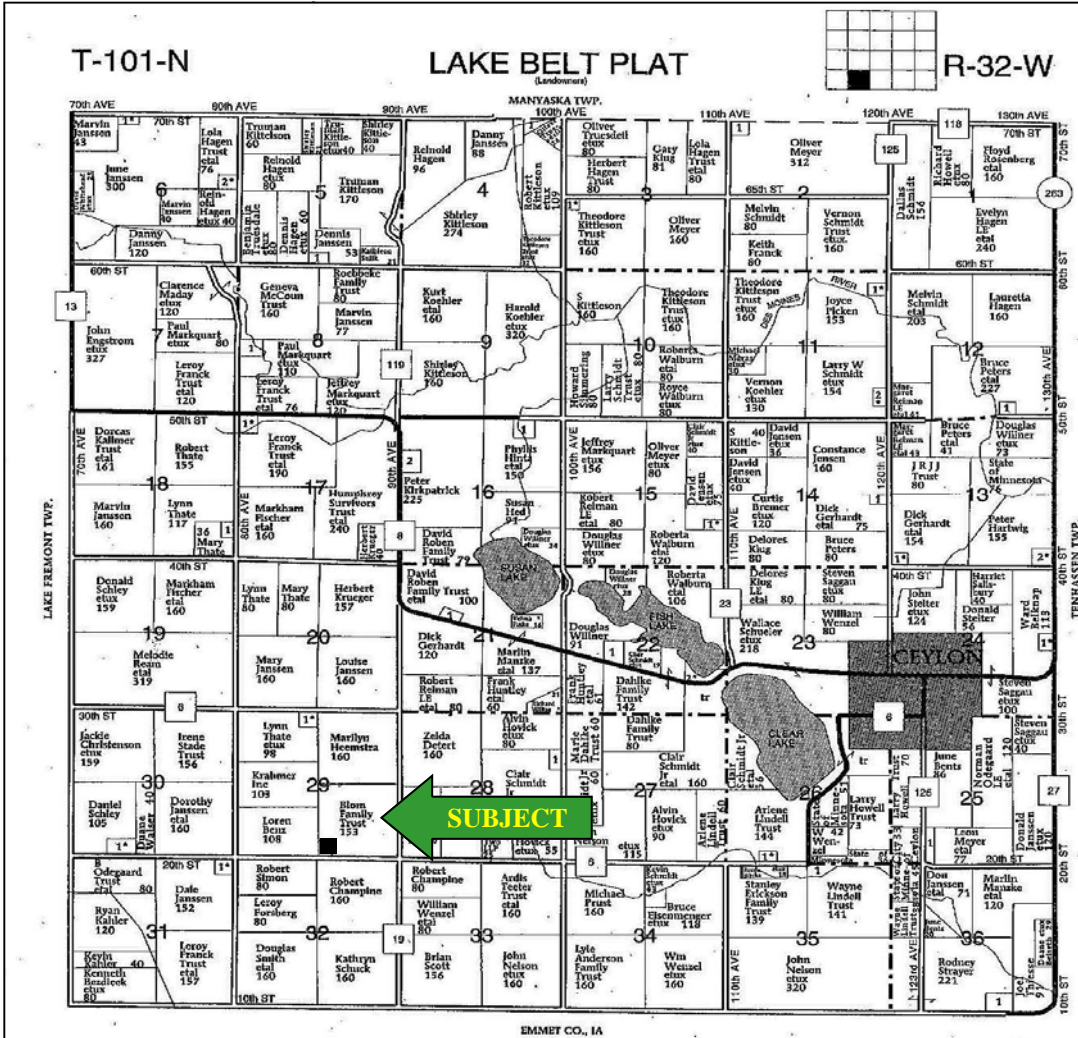
153.33 Acres +/- Section 29, Lake Belt Township, Martin County, MN

BARE FARMLAND AUCTION

Monday, January 22, 2018 @ 10:30 A.M.

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

SALE LOCATION: The auction will be held at the Legends II at 103 East Main Street in Ceylon, Minnesota. Watch for auction signs on day of the sale.



PROPERTY LOCATION

From Ceylon, Minnesota approximately 3 miles west on County Road #6 to 90th Avenue, then approximately 1-1/4 miles south.

PROPERTY LEGAL DESCRIPTION

SE1/4 except the building site area in the southwest corner (Lake Belt Township) in 29-101N-32W Martin County, Minnesota. Containing 153.33 acres more or less. The full legal description will be provided at the auction.

PROPERTY INFORMATION

Deeded Acres: 153.33 +/- Tillable Acres: 147.54 +/-
Crop Productivity Index Rating: 91.9

AUCTION SALE TERMS

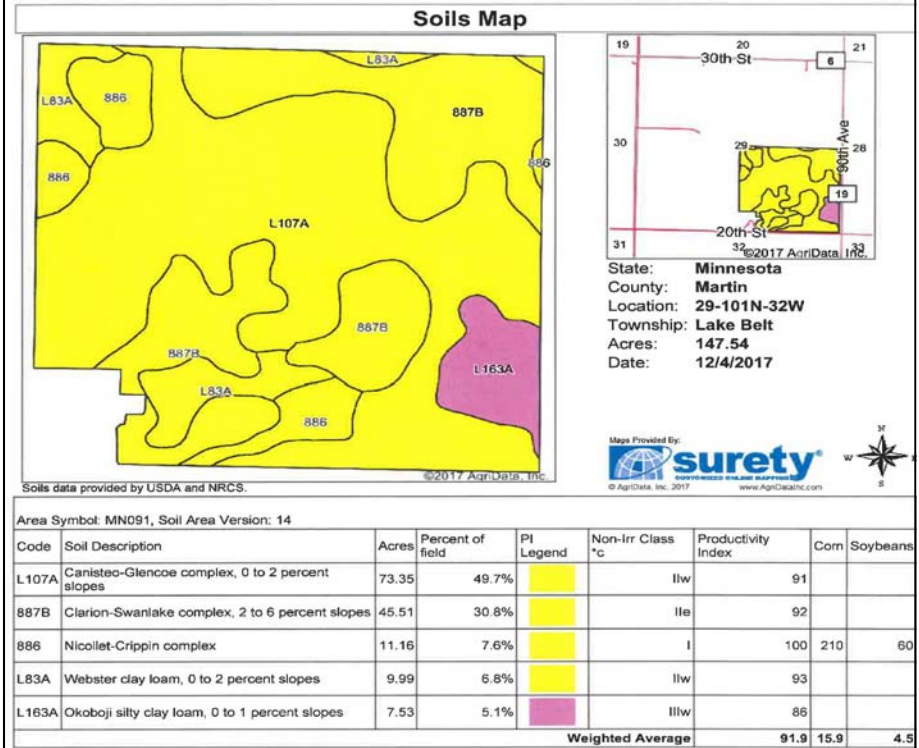
All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer at the conclusion of the auction will enter into a Purchase Agreement - Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent 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 Warranty Deed. Buyers will be responsible for all tillage costs totaling \$5,752.51 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 St. Paul Evangelical Lutheran Church 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.

For Additional Information

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



OWNER

St. Paul Evangelical Lutheran Church

Land Sale made possible by the generous gift of the Late Bennie & Alice Blom in support of the church

Auctioneers

Doug Wedel
MN License #46-52
Fairmont, MN.
507-236-4255

Dan Pike - Jackson, MN
Dylan Kallemeyn - Fairmont, MN
Kevin, Allen & Ryan Kahler
Fairmont & Sherburn, MN
Dustyn Hartung - Fairmont, MN



923 N. State St. Suite 170
Fairmont, MN. 56031
507-238-4318

Attorney for the Seller & Closing Agent

Fred W. Kraemer
Kraemer Law Firm, PLC
Fairmont, Minnesota

SALE CONDUCTED BY