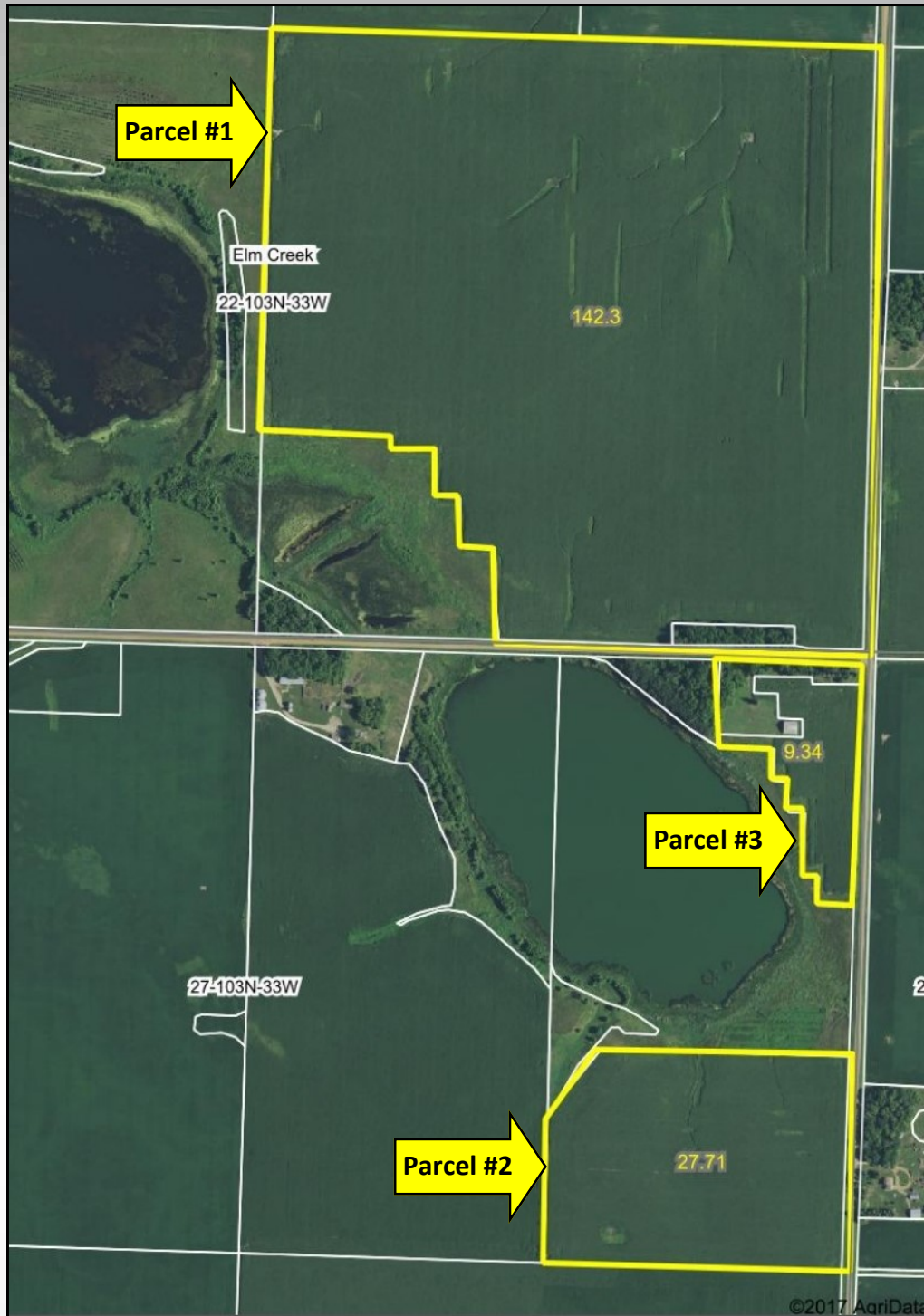


179.35 Acres +/- in Elm Creek Twp, Martin Co., MN FARMLAND AUCTION

Thursday, February 1st, 2018 @ 10:30 AM

In case of very inclement weather—blizzard, please check our website at www.auctioneeralley.com for details.

SALE LOCATION: Auction will be held at the Sherburn Legion-18 N Osborne Street, Sherburn, MN. Watch for Auction Signs Day of Sale!



PROPERTY LOCATION:

The subject property is located from Sherburn, MN 1.5 miles North on Hwy 4 to 140th St., then 2 miles West to 50th Ave, then 1/2 mile North.

PROPERTY LEGAL DESCRIPTIONS:

PARCEL #1: 142.3 Acres in SE1/4 Sec 22. Elm Creek Twp., Martin Co., MN T103N, R33W (EX 19.10AC)

PARCEL #2: 27.71 Acres E1/2 NE1/4 Sec 27. Elm Creek Twp., Martin Co., MN T103N, R33W (EX 53 AC)

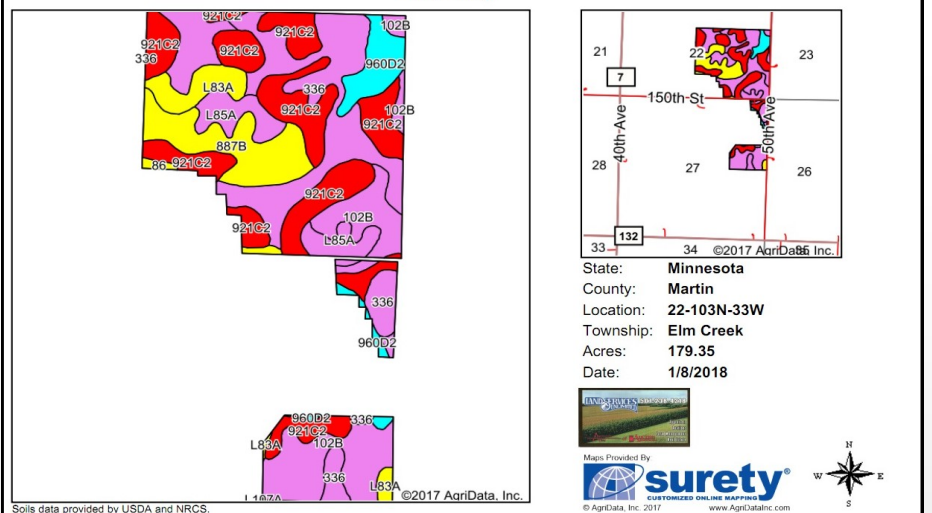
PARCEL #3: 9.34 Acres in E 1/2 NE1/4 Sec 27. Elm Creek Twp., Martin Co., MN T103N, R33W (EX 71.37 AC)

*ACRES SUBJECT TO CHANGE UPON COMPLETION OF SURVEY PRIOR TO SALE DAY

AUCTION SALE TERMS:

The parcels of land will be offered as 3 parcels via our Multi-Parcel board bidding system. 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 & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before March 2, 2018 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any easements including road, drainage, utility, or other easements of record. The buyer will be able to farm the land for the 2018 crop year. Buyer will be responsible for 2018 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to their purchase of it. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley/ Land Services Unlimited and Sales Staff represent the sellers in this transaction.

Soils Map



AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Sickler Family as this is an excellent opportunity to buy some good tillable farmland, along with some nice recreational land. If you are considering the purchase of farmland to add to your investment portfolio, this is an auction you will want to attend! This 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 be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. There will be a survey completed of the farm prior to the auction, acres will be subject to change upon completion of the survey. The auctioneers & sales staff are representing the sellers. This auction is open to the public and we look forward to seeing everyone there! Respectfully, Dustyn Hartung and Sales Staff

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629.

www.landservicesunlimited.com

OWNER:

SICKLER FAMILY

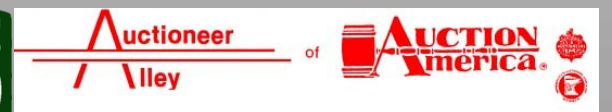
AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629 LIC #46-14

ALLEN KAHLER-CAI-MN Broker #RA-415792

KEVIN & RYAN KAHLER

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