



192.64 ACRES +/-

ENTERPRISE TOWNSHIP JACKSON COUNTY, MN

Farmland For Sale

Land & Farm Services Unlimited, LLC. is pleased to offer for sale the Warren & Shelly Olson farmland containing 192.64 acres +/- Un-Improved farmland in Enterprise Township, Jackson County, MN.

Enterprise Township

Legal Property Descriptions

Parcel #1: The S1/2 of the NW1/4 and SW1/4 of the NE1/4 26-103-34 Jackson County, MN. 120 Acres more or less.

Parcel #2: S1/2 of the SW1/4 except the 7.36 acre building site area 26-103-34 Jackson County, MN. 72.64 Acres more or less.

Property Information

Tillable Cropland:

Parcel #1 - 113.4 acres more or less
Parcel #2 - 69.0 acres more or less

Crop Productivity Index:

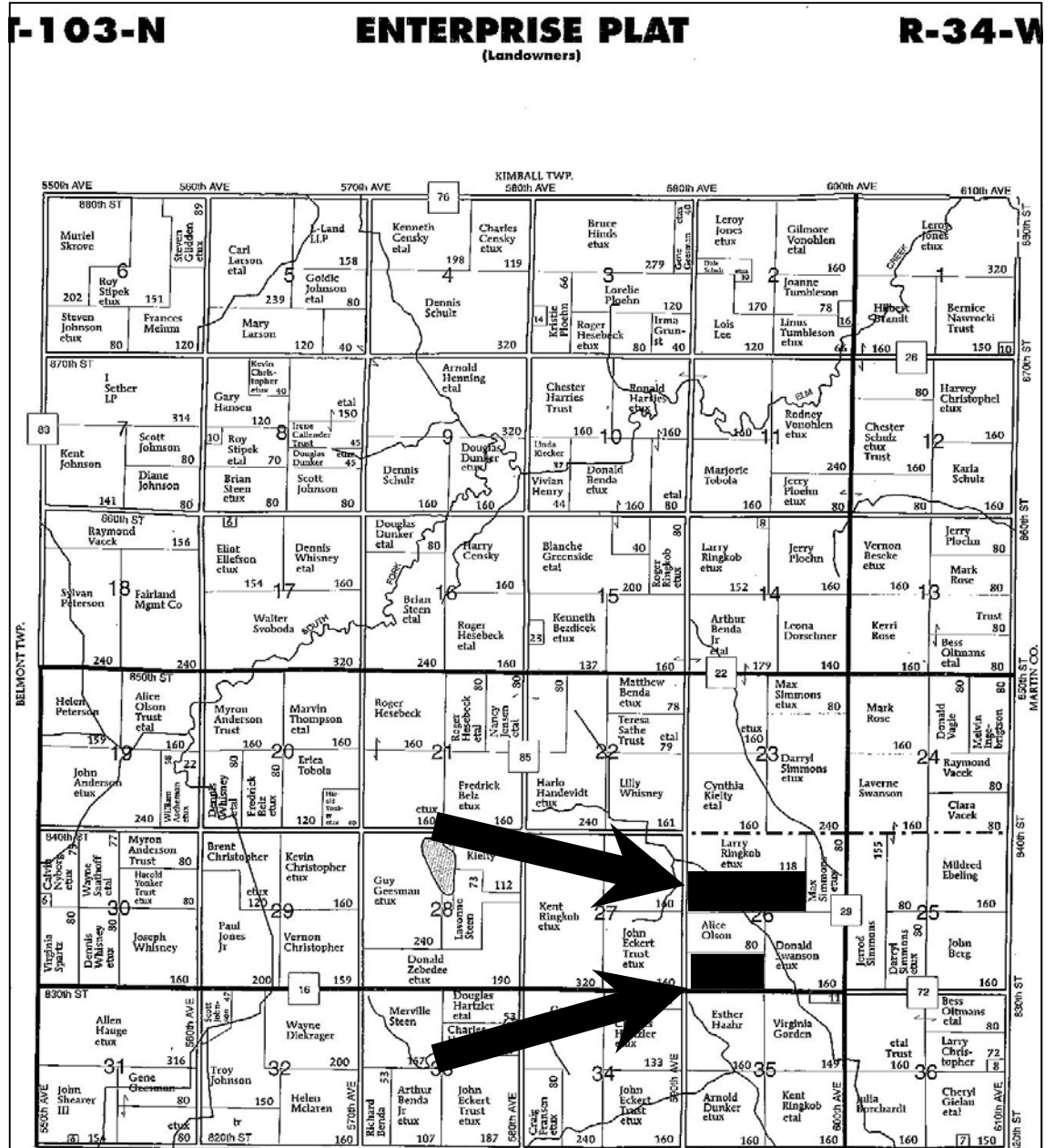
Parcel #1 - 94.0 (Estimated)
Parcel #2 - 96.3 (Estimated)

Wind Turbines & Wind Rights:

Parcel #1 - Has 3 Wind Turbines & Wind rights payments.
Parcel #2 - Wind rights payments only.

For additional information or to submit bids / offers contact Dan Pike at 507-847-3468.

These two farms are being marketed on a private sale method. All interested parties should contact Dan Pike at Land & Farm Services Unlimited, LLC for more information and to submit offers / bids. Call Dan @ 507-847-3468 before they're gone!!!



REAL ESTATE SALE TERMS

The terms of the sale of these farms is based on a cash sale with the sellers paying all of the real estate taxes due and payable in 2013. Settlement will be within 45 days of an acceptable offer being submitted. These farms are being offered for sale with possession after the 2013 crops have been removed. The property is being sold subject to any and all zoning, environmental, municipal, state, or federal laws or easements of record including wind turbine and wind easement rights. Property is being sold "As Is" and the buyers are responsible for all inspections of the property prior to their purchase of it. Any statements made take precedence over printed materials & information. All information contained in this brochure and provided by the sellers and/or their agents is subject to the inspection and verification by all bidders/buyers relying on it. No guarantee or warranty will be expressed or implied by the sellers or their agents and there is no liability assumed by the sellers or their agents for the accuracy, error or omission of any information provided. All offers & sales are subject to owner's approval. Land & Farm Services Unlimited, LLC & Dan Pike represent the sellers in this transaction.

PROPERTY OFFERED EXCLUSIVELY FOR SALE BY



410 Springfield Parkway Jackson, MN.
507-847-3468 or 888-847-3486
www.landfarmservices.com or
www.danpikeauction.com

LISTING BROKER

DAN PIKE

Ag Land Broker - Auctioneer - Ag Appraiser
Serving clients since 1975.



Brokers Property Comments

These are good farms that would make a good addition to any farming operation & are an excellent opportunity to purchase very good producing southern Minnesota farmland. If you are a farmer looking to add to your present operation or an investor, make sure to take a look. Make sure to call before they're gone.

FOR MORE INFORMATION REGARDING THESE FARMS CHECK OUR WEB SITE

www.landfarmservices.com
or www.danpikeauction.com