

296 ACRES +/-
EVENING TOP FARMLAND

www.auctioneeralley.com

AUCTION

THE FOLLOWING 296 ACRES OF REDWOOD COUNTY FARMLAND WILL BE PRESENTED FOR SALE ON:

THURSDAY EVENING APRIL 12TH @ 6:30 P.M.

Auction personnel will be on location of Farm Sat. April 7, from 9A.M. - Noon & 1:30 P.M. - 3 P.M

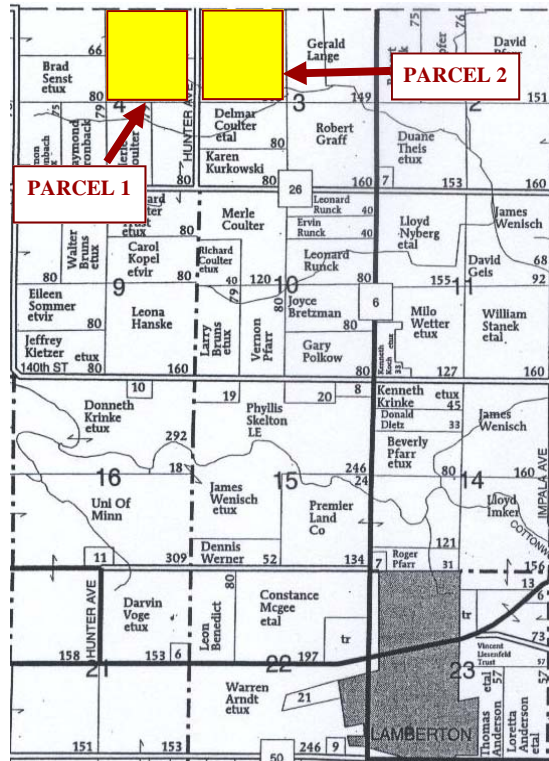
SALE LOCATION: The following top bare farmland will be sold at public auction at the American Legion in Lamberton, MN.

The farm's are located 2 miles North of Lamberton, MN on County #6 or 280th Ave., 1 mile West on County #26 (150th St.) and 1/2 mile North or approx. 21 miles Southwest of Redwood Falls, MN.



- **PARCEL #1:** The Fractional NE 1/4 of Section 4 Lamberton Twp, T109N - R37W, Redwood County, Minnesota, containing 147.2 acres according to the county records, ID No:58-004-1020; this parcel all tillable acres except old grove site, this is an inside parcel with public gravel, road only on east side. This parcel served by a 16" county tile according to county records. Very good soil types with a 88.8 Productivity Index.

- **PARCEL #2:** The Fractional NW 1/4 of Section 3 Lamberton Twp T109N - R37W Redwood County, Minnesota, containing 148.36 Deeded acres, an inside parcel with public gravel road on west edge. This parcel has access to a good open drainage ditch, which is located straight on south boundary, tillable land of 136.55 acres, has excellent soil types with Productivity Index of 89.



GENERAL INFORMATION

Farm has been in the family for over 60 years, has been well farmed, considerable amount of private and county tile, with excellent open ditch outlet. This property has not been offered for sale prior to this auction. The Robinson Family have chosen the public auction method to be fair to all interested parties. Pre-Auction Booklets will be available upon request or at open house or may be viewed on our website @ www.auctioneeralley.com. The booklets contain all known drainage, soil types, farm program and other governmental info. 50% corn & 50% bean base, high CC yield.

TERMS and BIDDING INFORMATION: This is a public auction, all are invited. Those wishing to bid must submit a \$20,000 Cashiers Check to receive a bidding number. If successful buyer the \$20,000, shall become part of the 20% down payment, all checks of un-successful bidders shall be returned the evening of the auction. Terms are 20% down payment, balance shall be due May 14, 2012 when clear title is furnished and closing completed. All down payments are non-refundable, will be payable to Land Services Unlimited Trust Acct, and cashed on April 13, 2012. **NO BUYERS PREMIUM.** Buyers shall have immediate possession to farm for crop year 2012, Buyers will pay past tenants for tillable work performed for crop year 2012 and any commercial fertilizer applied in fall of 2011 for the 2012 crop year. Any parties wishing to bid by phone shall make arrangements and furnish required financial information by Noon on Wednesday April 11, 2012 with members of auction staff.

INFORMATION OF BIDDING PROCESS: We will be using our Board System. Parcel's 1 and 2 will be offered separate, if you have not attended an auction where multiple parcels were sold using the Board System, we will be glad to show you either at the open house on Saturday April 7th, or 1 hour prior to start of auction. We will be on location of the farm on Saturday April 7, 2012 from 9A.M. to Noon and from 1:30 P.M. to 3 P.M. to meet with interested parties, those who wish to make an appointment with auction staff for meeting, call Allen Kahler @ 507-841-1564 or 507-764-3591 or our office @ 507-238-4318, or you may contact any of the other auction staff listed below. All property is being sold "As is Where is", it is interested bidders obligation to fully inspect property and information prior to bidding, and must also have their financial arrangements in place, all governmental information considered to be correct but Sellers nor Sales Staff make no warranties whatsoever to their accuracy. If parties interested in bidding on 80 acre parcels rather than the full quarters please contact us in advance, we may be able to find you a bidding partner. Announcements night of auction take precedence over any printed materials.

AUCTIONEERS COMMENTS: It is an honor to work with the Robinson Family in the sale of their property, they will be present evening of the sale to approve final sale and sign purchase agreements, we are glad to answer any pre-sale questions, call any of the auction staff listed below at any time, come prepared to purchase these nice parcel's of good productive farmland. Sellers nor Sales Staff are not responsible for accidents on or off location. Proposed purchase agreements will be available 1 hour prior to sale to be inspected by interested parties, remember no buyers premium.

**CHILDREN OF REV. ROLLAND & SHIRLEY KNEIFF ROBINSON
STEPHEN ROBINSON, JONATHAN ROBINSON
& KRISTIN ROBINSON BOUGHTON, JOINT OWNERS**

Attorney for Sellers: Brent R. Johnson of Lommen Abdo

AUCTIONEERS

Allen Kahler CAI - MN & Iowa Broker - Sherburn, MN
507-841-1564 or 507-764-3591 MN#RA-41579 & B57538000

Kevin & Ryan Kahler - Fairmont & Sherburn, MN
507-920-8060 or 507-227-8528

Dan Pike - CAI - MN & Iowa Broker / Appraiser
Jackson, MN - 507-847-3468

Doug Wedel - Welcome, MN 507-236-4255

Darwin Hall - Butterfield, MN 507-327-0535

Dustyn Hartung - Fairmont, MN 507-236-7629



Real Estate
and Appraisals
117 No. Main St.
Fairmont, MN 56031
Ph: (507) 238-4318
Fax: (507) 238-1107



Bill LeDuc
Mankato Office
507-995-9311

Appraisals & Real Estate

117 North Main
Fairmont, MN
507-238-4318

Myla Roskop, Office Manager

410 Springfield Parkway
Jackson, MN
507-847-3468

www.danpikeauction.com