

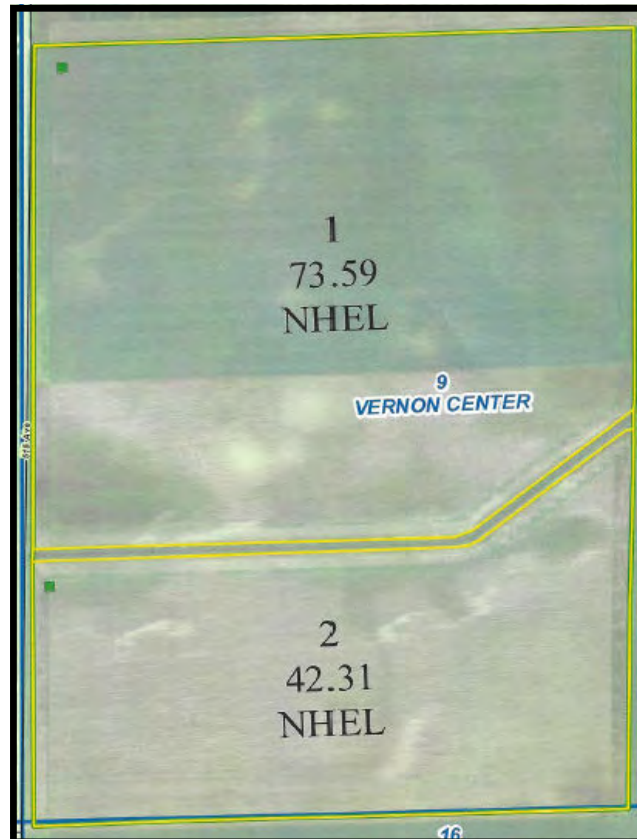
Auction Conducted By:



Listing Broker
William "Bill" LeDuc
Mankato, MN 56001
Ph: (507) 995-9311

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We Proudly Offer at Public Auction
120± Acres of Bare Agricultural Land
Owned by the Margaret A. Lenarz Family Trust
Located in Vernon Center Township of Blue Earth County, Minnesota



Trustee and POA: Tim Lenarz
Attorney for Trustees: Jim Marrin
Auction Date: Monday, Nov. 19, 2012 6:30 p.m.
Auction Takes Place At: Community Bank-Vernon Center, MN

All interested bidders are required to register prior to bidding.

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State of Minnesota Map



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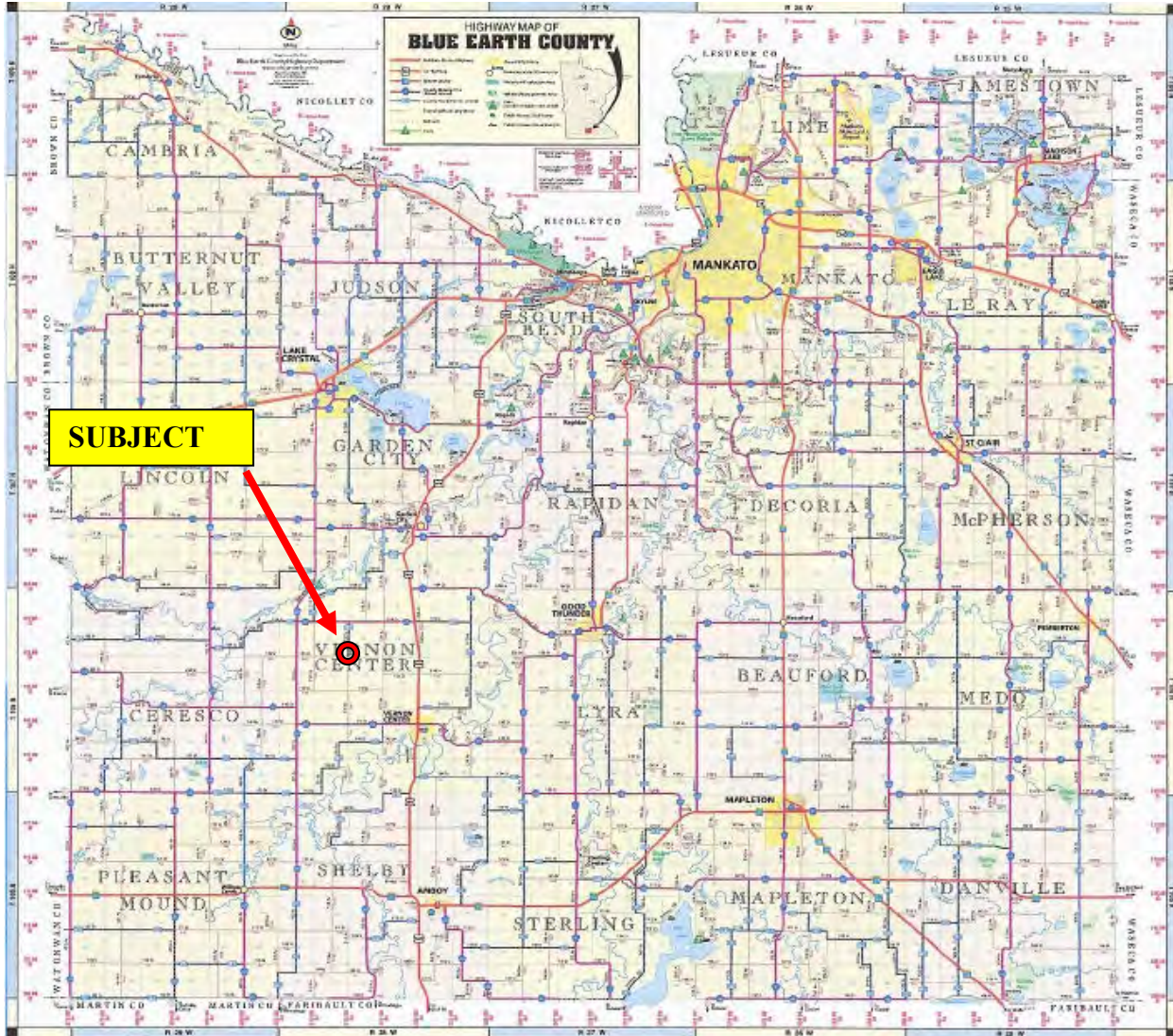
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Blue Earth County Map



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Vernon Center Township Plat Map



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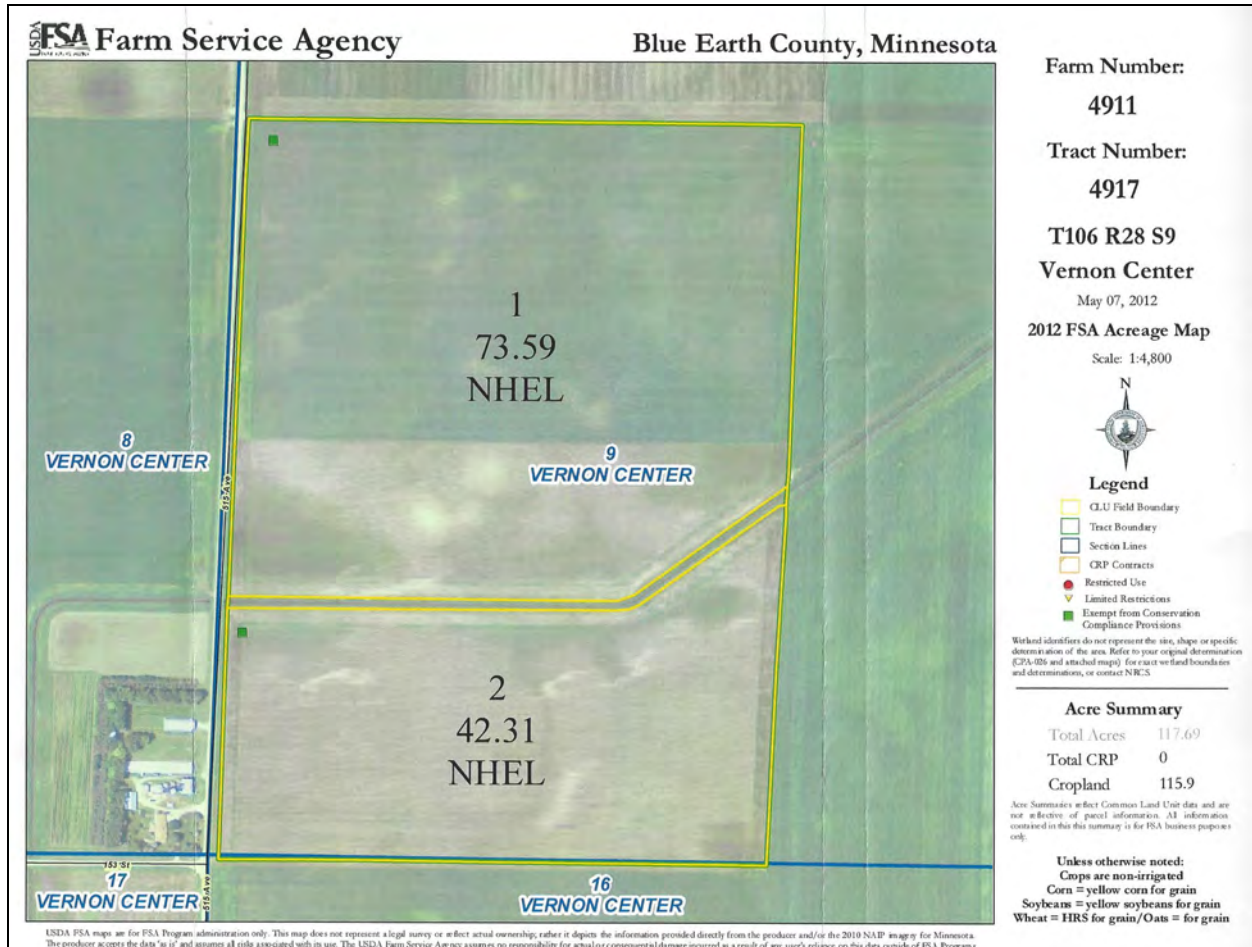
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Aerial View
U.S.D.A. Farm Service Agency



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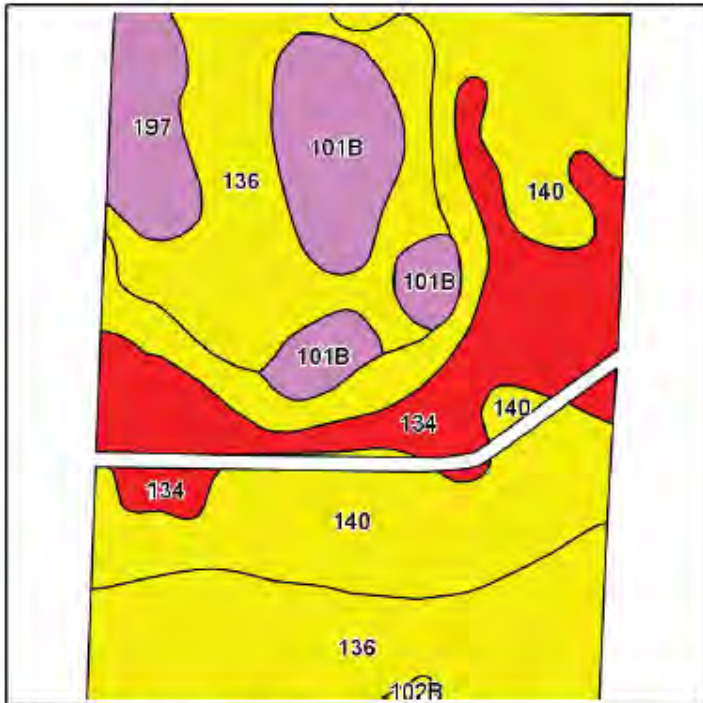
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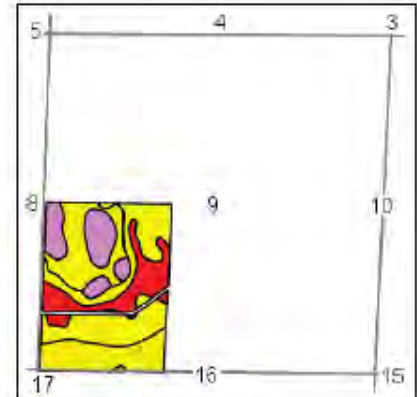
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Soil Map and Descriptions



Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.



State: Minnesota
County: Blue Earth
Location: 9-106N-28W
Township: Vernon Center
Acres: 115.4
Date: 10/9/2012



Maps provided by:



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Corn	Soybeans
136	Madelia silty clay loam	40.2	34.8%	[Yellow]	liw	94	194	58
140	Spicer silty clay loam	38.2	33.1%	[Yellow]	liw	91	187	55
134	Okoboji silty clay loam	19.2	16.7%	[Red]	liiw	88	177	52
101B	Truman silt loam, 2 to 6 percent slopes	11.9	10.3%	[Purple]	lie	99	204	59
197	Kingston silty clay loam, 1 to 3 percent slopes	5.6	4.9%	[Purple]	l	100	208	60
102B	Clarion loam, 2 to 6 percent slopes	0.3	0.2%	[Yellow]	lie	95	198	57
Weighted Average						92.5	190.5	55.5

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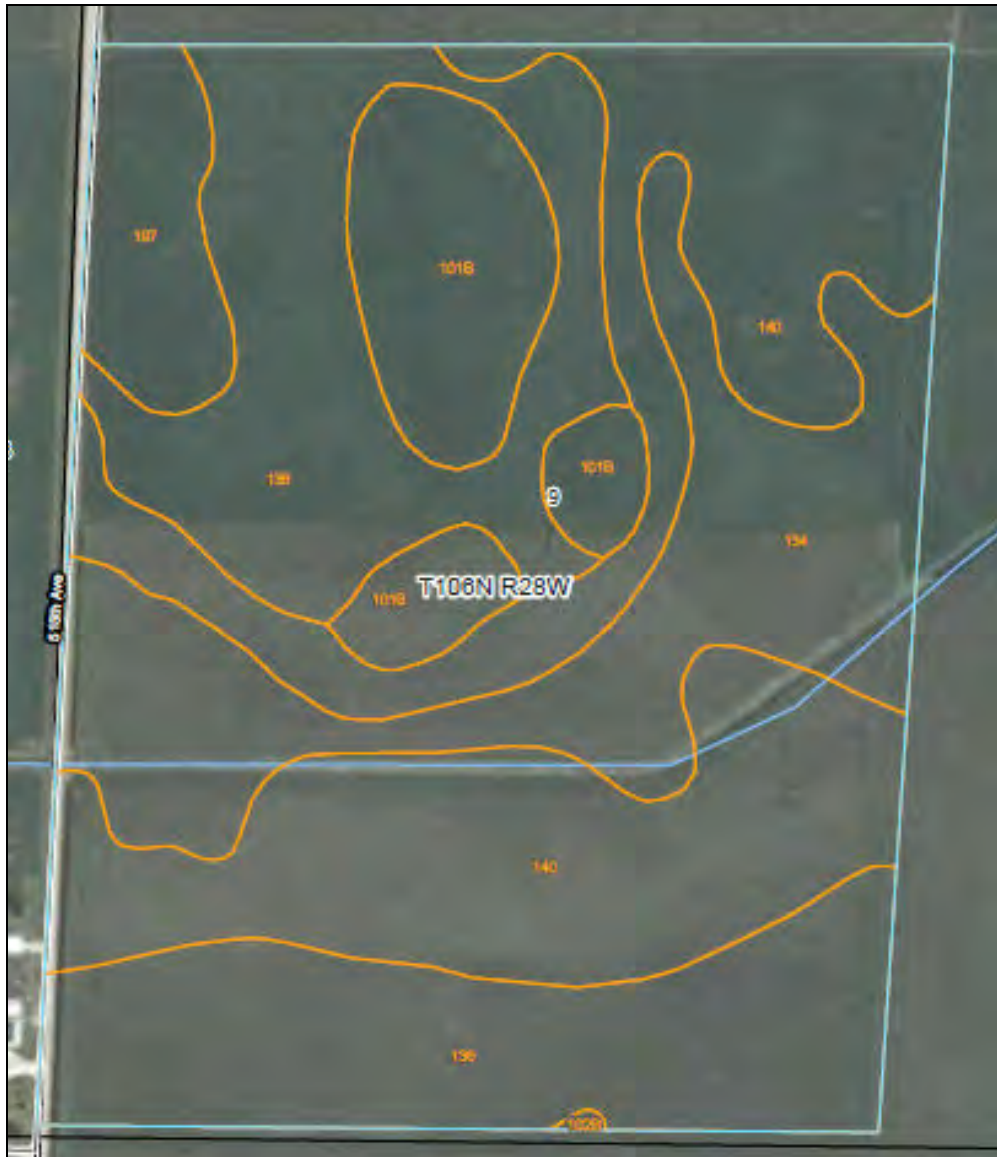
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Soil Map



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U.S.D.A. Farm Record

Minnesota Blue Earth Report ID: FSA-156EZ	U.S. Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM: 4911 Prepared: 10/9/12 11:12 AM Crop Year: 2013 Page: 1 of 1
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Operator Name	Farm Identifier	Recon Number
████████████████████	DIV. OF 2897 (92)	

Farms Associated with Operator:
 ██████

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
120.0	115.9	115.9	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History	ACRE Election		
0.0	0.0	115.9	0.0	0.0	N	None		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	57.7	118	140	0.0	0.0
SOYBEANS	57.7	39	47	0.0	0.0
Total Base Acres:	115.4				

Tract Number: 4917 Description: SW4(9) Vernon Center FAV/WR History: N

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
120.0	115.9	115.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	115.9	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	57.7	118	140	0.0	0.0
SOYBEANS	57.7	39	47	0.0	0.0
Total Base Acres:	115.4				

Owners: MARGARET LENARZ
 Other Producers: None

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Property Data

Legal Description: West 120± Acres of the SW 1/4 Section 9 T106N R28W
Vernon Center Township, Blue Earth County, MN

County Parcel ID: R52.17.09.300.001
120± Deeded Acres

Real Estate Taxes: 2012=\$4,936

Special Assessments: County Ditch 78-One year maintenance \$92.62 PAID
(As of 10/22/12)

Crop Productivity Index: CPI 92.5

Drainage: Outlet is County Ditch 78

Easements: County Ditch 78
Underground pipeline

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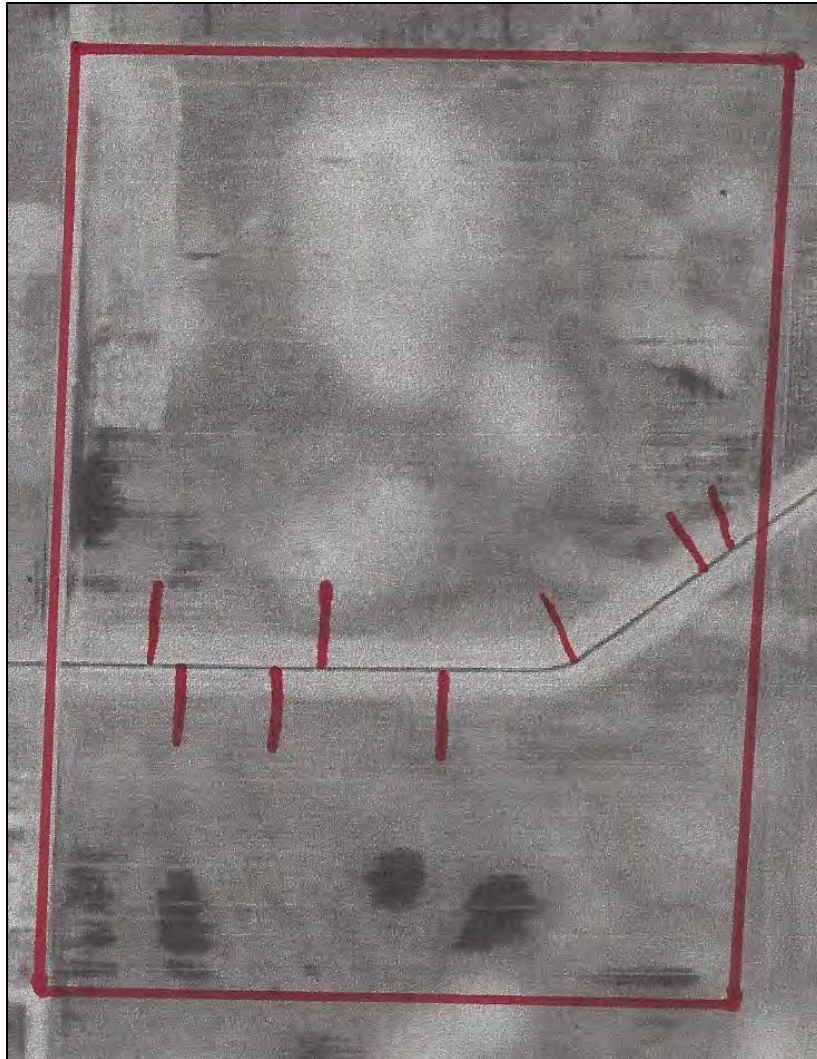
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Drainage Information



Approximate locations of existing tile entering ditch based upon visual inspection of drainage ditch. Tile lines range in diameter from 8" to 12". No guarantee or warranty is made as to location, size, length or condition of tile.

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Bidding Information

This is a public auction whereby the public is invited to attend.

1. Registration for the auction will start at 5:30 P.M., the evening of the auction.
2. Interested bidders are required to register, including providing banking information. You will then receive a bidding number. The bidding number is required in order to bid on the subject tract.
3. The successful bidder will be required to execute a purchase agreement prior to exiting the auction.
4. The successful bidder will then provide a personal or corporate check for 20% of the purchase price, as earnest money. Earnest money check will be deposited into the Agri-Realty LLC Trust Account on November 20, 2012. Earnest money is non-refundable if transaction fails to close.
5. The entire balance of the purchase price will be due and payable on December 19, 2012, or before; at which time marketable title shall be conveyed.
6. All bidders understand that the property is being sold "as is where is".
7. All bidders are encouraged to research all pertinent data, and fully inspect property before bidding.
8. All bidders understand that marketing materials and sale information is deemed to be accurate but is not guaranteed.
9. Seller pays real estate taxes and assessments payable in 2012; Buyer pays real estate taxes and assessments for 2013 and thereafter.
10. Property being sold subject to easements in place.
11. Sale will not be contingent upon buyer attaining financing.
12. Seller reserves right to reject any and all bids and to waive any irregularities in the bidding.
13. Announcements made the day of the auction take precedence over prior distributed marketing materials.

Cell phone bidders must make arrangements with the auctioneers prior to Noon, November 19, 2012.

Agri-Realty LLC
PO Box 941
Mankato, MN 56002

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