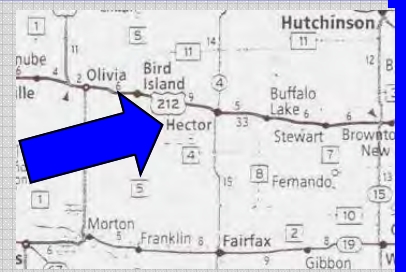


319 +/- ACRES RENVILLE COUNTY MINNESOTA

FARMLAND AUCTION



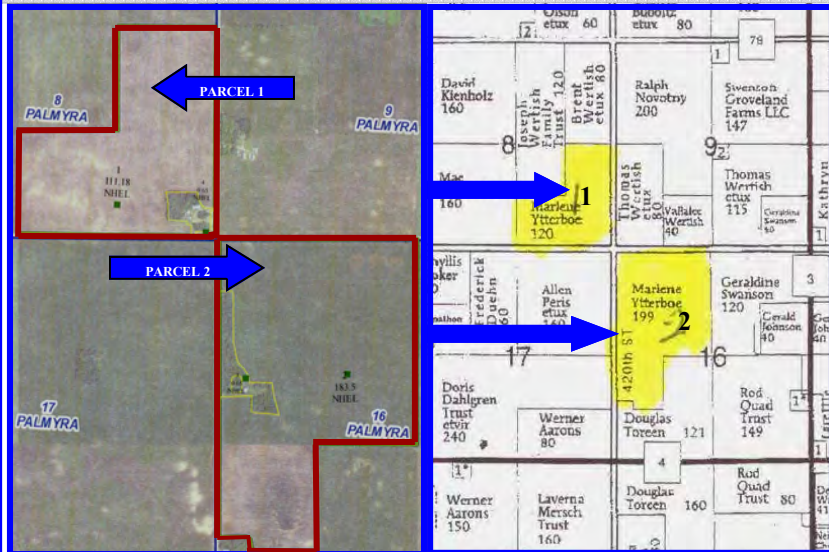
The following top bare farmland will be offered at public auction on

THURSDAY EVENING NOV. 29TH @ 6:30 P.M.

LOCATION OF AUCTION - TO BE HELD AT THE BIRD ISLAND, MN COMMUNITY CENTER AT 660 BIRCH AVE.

LOCATION OF FARM-Both parcels located at the Intersection of 420th St. and 760th Ave., which is 4 miles East of Bird Island, MN on Highway #212 or 5 miles West of Hector, MN on #212, then 4 3/4 miles South on County #3 or 430th St., then 1 mile West on 760th Ave., Parcel 1 Northwest of above Intersection and Parcel 2 Southeast. WATCH FOR AUCTION SIGNS.

VISIT WEBSITES WWW.AUCTIONEERALLEY.COM OR WWW.AGRI-REALTY.COM OR WWW.DANPIKEAUCTION.COM



PARCEL #1: NE 1/4 SE 1/4 and the S 1/2 SE 1/4 Section 8 Palmyra Township, Renville County, MN. T114N R33W containing 120 Deeded Acres more or less, County Reference No: 21-00220-00.

PARCEL #2: NW 1/4 and the NW 1/4 SW 1/4 Excepting 1 acre in Section 16 Palmyra Township, Renville County, MN T114N R33W, containing 199 Deeded Acres more or less, County Reference No:21-00330-00.

GENERAL INFORMATION

Parcel 1: An outstanding 120 acre parcel with a small building site containing grain and machinery storage structures. FSA information shows 111.8 acres tillable, excellent soil types with a 92.8 Productivity Index, this parcel at top of watershed line between JD # 12 & 15 with a lot of county tile outlets to both JD systems. Entire farm is 1 large field, may be worked in any direction.

Parcel 2: A top parcel of farmland, has a 91.7 Productivity Index, FSA records show 183.5 tillable acres, parcel does contain an abandoned farm site and grove area. This

parcel also at the top of JD 12 & 15 drainage systems, has 12" county tile draining to east, also approximately 17,000ft. of new private tile installed in 2007, tile maps will be furnished in the pre-sale booklets. Entire farm 1 large field, may be worked in any direction. [Additional general information:](#)

These parcels have been farmed as 1 unit and are joined at the U.S.D.A-FSA office showing 295.6 acres total tillable with a 149 acre corn base with a 151 CC yield and a 146.6 acre soybean base with a 44 CC yield. Farms have had top operator for several years, would make top operator for investor buyers. Farms have had top fertility and weed control programs. County ditch systems assessments paid in their entirety with 2012 real estate taxes. Farms all tillable except building sites and public road right-of-ways. Both parcels' have direct access to public roads on 2 sides of farms.

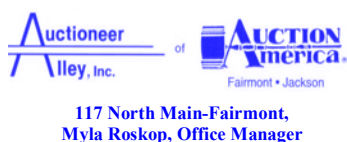
Terms and Bidding information: This is a public auction, all interested friends and public invited to attend this auction. All interested bidders must present a \$25,000 cashier check payable to Land Services Unlimited Trust Account to receive a bidding number, that enables the bidding card holder a right to bid night of auction. This bidding card enables bidding on 1 or 2 parcels, or entire farm, 20% of total sale price shall become payable the evening of auction, this will include the cashiers check plus a bankable personal check that is non-refundable, buyers checks will be deposited on Friday, Nov. 30, 2012, unsuccessful bidders checks will be returned the evening of auction. Successful buyers shall also sign purchase agreement evening of auction. Balance due on or before Friday December 21, 2012, when clear title and possession given. New buyer may enter Nov. 30, 2012 to do additional fall tillage and apply fertilizer for crop year 2013. Sellers' have paid all real estate taxes and assessments due in 2012 and will keep all 2012 rental income. Buyers' will pay real estate taxes due in 2013, a buyers premium will apply on this auction, if any county tile assessments levied after evening of sale these are buyers' responsibility. Pre-Sale Booklets will contain all terms. Governmental information is considered to be correct but sellers' nor sale staff make no guarantee of their accuracy. It is interested buyers obligation to inspect all property and information prior to bidding. Permission granted to drive over land to inspect any part. This property is being sold "as is where is" without any warranties whatsoever. All existing boundaries have been accepted for years, no surveys will be done. Present tenant may have some personal equipment on property, has until July 1, 2013 to remove stored grain or personal property. Any tillage work done for crop year 2013 will be paid directly to past tenant at the same time the purchase agreement is signed. **Method of Sale Information:** Parcel 1 & 2 will be offered separately, We will be using our multi parcel board system, this method will be explained both at open house and prior to auction. **Inspection and Open House Information** Sales Staff will be present at building site on Parcel 1 for open house on Sat. Nov. 24th from 9A.M. to 12 Noon, and 1 P.M. - 3 P.M., also available by appointment, all known information will be available in Pre-Auction Booklet including terms, air photos, soil maps, FSA info, county tile maps and any known private tile maps. Auction staff will be at the Community Center evening of auction 1 hour prior to sale time. Information available on websites. **Auctioneers Notes:** It is an honor to work for the Ytterboe Family, they have chosen the auction method to be fair to all interested buyers, this farm has not been offered for sale prior to this auction, this land has been in their family over 100 years. Sellers' nor sales staff not responsible for accidents on or off sale site.

Former Estate of Eugene T. Ytterboe Marlene Ytterboe (Mrs. Eugene Ytterboe) & Children Steven Ytterboe, Lisa Cupersmith & Terry Carlson, Owners

Sunde, Olson, Kircher & Zender Attorneys - Suzann M. Olson, Legal Consul & Closing Agent - St. James, Madelia & Lake Crystal, MN

AUCTIONEERS

Kevin & Ryan Kahler, Fairmont & Sherburn
Dan Pike, CAI & GPPA MN #32-12-015 Jackson
Doug Wedel, Welcome & Darwin Hall, Butterfield
Dustyn Hartung, Fairmont



AUCTION SALES MANAGERS



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Allen Kahler, CAI-MN & Iowa Broker -Sherburn
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