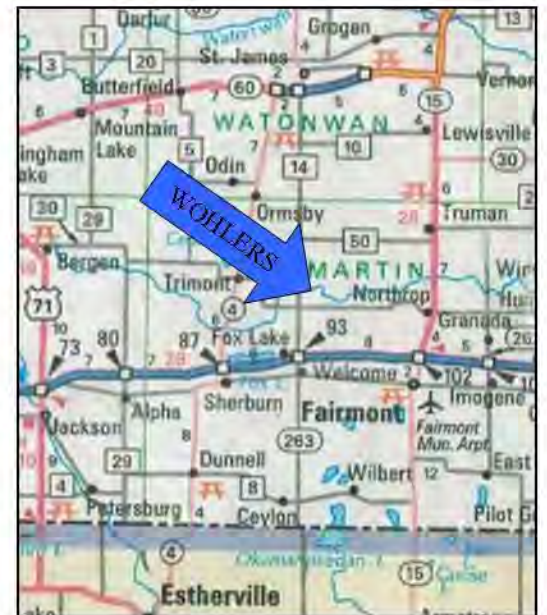
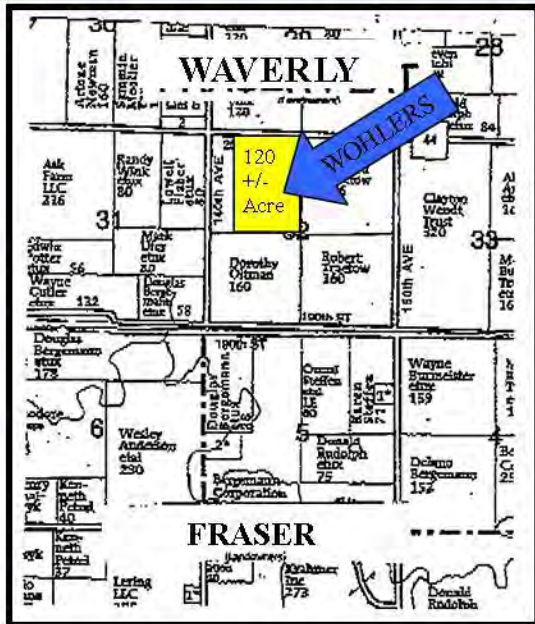


120 +/- ACRES CHOICE SOUTHERN MINNESOTA MARTIN COUNTY FARMLAND ESTATE BARE FARMLAND AUCTION

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

TUESDAY EVENING JULY 23, 2013 AT 7 P.M.

LOCATION OF AUCTION: TO BE HELD AT THE KNIGHTS OF COLUMBUS FACILITY AND MEETING ROOMS LOCATED AT 920 E 10TH STREET IN FAIRMONT, MN WHICH IS JUST 1 1/2 MILES SOUTH OF THE FAIRMONT, MN I-90 EXIT NO. 102 ON HWY. 15, JUST 1 BLOCK WEST OF MILITELLO MOTORS.
LOCATION OF FARMLAND: FROM FAIRMONT TAKE EXIT 99 ON I-90, (FAIRGROUNDS ROAD, COUNTY 39 OR 190TH AVE.) 6 1/2 MILES NORTH ON BLACKTOP & 4 1/2 MILES WEST ON 200TH ST., OR SOUTH EDGE OF TRUMAN, TAKE BLACKTOP FROM HIGHWAY 15 (COUNTY 50 OR 230TH ST.) 8 MILES WEST & 3 MILES SOUTH ON 140TH AVE. & 1/2 MILE EAST OR 1 1/2 MILES EAST OF POTTERS CORNER.



GENERAL INFORMATION

AN EXCELLENT LEVEL TO GENTLY ROLLING PARCEL OF CHOICE FARMLAND WITH A PRODUCTIVITY INDEX RATING OF 93.1. THIS IS AN INSIDE PARCEL OF LAND WITH PUBLIC ROAD ON NORTH EDGE OF PROPERTY, HAS NO OBSTRUCTIONS, MAY BE WORKED IN ITS ENTIRETY EITHER DIRECTION WITH TODAYS LARGE EQUIPMENT. HAS HAD TOP OPERATORS FOR MANY YEARS WITH EXCELLENT FERTILITY AND WEED CONTROL.

LEGAL DESCRIPTION: The Northwest Quarter (NW 1/4) Section 32 less the West Half of West Half (W1/2 of W 1/2), containing 120 acres more or less including public road and right of way.

TERMS AND BIDDING INFORMATION: Farm is subject to cash rent lease in place for crop year 2013, buyer may enter as soon as 2013 crop removed to prepare for 2014 crop year. 20% down evening of the auction, bankable personal check will be deposited with the Krahrmer & Shaffer Law Firm Trust Account on July 24, 2013. Final settlement due on or before August 30, 2013. See information booklet for adjustment for early settlement or discounts. Seller and auction staff reserve right to offer this as an entire 120 acres or (2) 60 acre parcels, those wishing this parcel sold as (2) 60 acre parcels must make their intentions known prior to auction, auction staff will be on location of farm Monday Forenoon July 15th from 9 A.M. to 12 Noon for inspection or any time by appointment. Pre-Sale booklets will include all governmental information, also available on our website.

AUCTIONEERS NOTES: It is an honor to work for the Wohlers Family to offer this outstanding 120 acre parcel of choice bare farmland which has been in the Wohlers Family for many years. It is interested bidders obligation to inspect both property and information prior to bidding, property sold "As is Where is", both sellers and auction staff assume governmental information to be correct, but makes no warranties to their accuracy. Seller will have official survey markers set both on west edge of entire parcel and also the center of the 120 acre parcel. Interested parties shall register for bidding number the evening of auction, those wishing to bid by cell phone must make arrangements prior to auction. Sellers nor auction staff are not responsible for accidents on or off site.

WWW.AUCTIONEERALLEY.COM

THE ESTATE OF HERMAN & EVELYN WOHLERS

WOHLERS CHILDREN, OWNERS

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