

# 585 +/- ACRE ESTATE BARE FARMLAND PUBLIC AUCTION

DUE TO THE PASSING OF ROBERT C. AND ANNABELLE KING, ALL THE FOLLOWING WILL BE SOLD AT PUBLIC AUCTION AT KNIGHTS OF COLUMBUS HALL - FAIRMONT, MN 920 E 10TH ST., APPROX 1/2 BLOCK WEST OF MILITELLO MOTORS ON HWY 15.

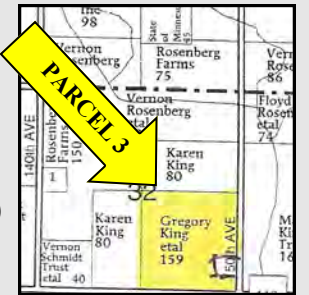
## TUESDAY, NOVEMBER 12TH, 2013 AT 7 P.M.

**PARCEL 3:** 150 +/- ACRES BARE FARMLAND IN SECTION 32 OF ROLLING GREEN TOWNSHIP, MARTIN COUNTY, MN T102N R31W

**LEGAL DESCRIPTION:** SE 1/4 SECTION 32 ROLLING GREEN TOWNSHIP T102N R31W, LESS BUILDING SITE

**LOCATION OF PROPERTY:** 5 MILES SOUTH FROM WELCOME, MN ON MN-263 AND 2 MILES EAST ON 70TH STREET

**FARM INFORMATION:** A NICE RECTANGLE PARCEL OF LAND, ALL TILLABLE EXCEPT BUILDING SITE AND ROADS AND RIGHT-OF-WAYS, TOP SOIL TYPES W/PRODUCTIVITY INDEX OF 92.5

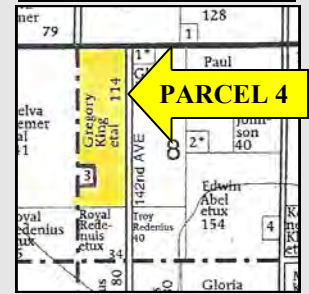


**PARCEL 4:** 115 +/- ACRES BARE FARMLAND IN SECTION 8 OF ROLLING GREEN TOWNSHIP, MARTIN COUNTY, MN T102N R31W

**LEGAL DESCRIPTION:** W 1/2 OF NW 1/4 AND NW 1/4 OF SE 1/4 OF SECTION 8 OF ROLLING GREEN TOWNSHIP, MARTIN COUNTY, MN. T102N R31W, LESS BUILDING SITE

**LOCATION OF PROPERTY:** LOCATED 1 MILE EAST OF INTERSECTION OF STATE HWY 263 & CO RD 26 OR 120TH ST. AT SOUTH EDGE OF WELCOME, MN

**FARM INFORMATION:** A NICE PARCEL OF LAND WITH GOOD SOIL TYPES W/PRODUCTIVITY INDEX OF 91.9, ALL ONE FIELD, RECTANGLE IN SHAPE, MAY BE WORKED IN ANY DIRECTION.



**PARCEL 5:** 112 +/- ACRES BARE RECREATIONAL & FARMLAND IN SECTION 18 OF WESTFORD TOWNSHIP, MARTIN COUNTY, MN T104N R30W

**LEGAL DESCRIPTION:** W 1/2 OF SE 1/4 AND SW 1/4 OF NE 1/4, LESS EXCEPTIONS, IN SECTION 18 OF WESTFORD TWP, MARTIN COUNTY, MN T104N R30W

**LOCATION OF PROPERTY:** FROM SOUTH EDGE OF TRUMAN, MN, LOCATED 3 MILES WEST FROM INTERSECTION OF STATE HWY 15 & BLACKTOP 50 OR 230TH STREET, 1 MILE SOUTH ON CO RD. 39 OR 190TH AVE AND 1/2 MILE EAST ON 220TH STREET LOCATED ON SOUTH EDGE OF PROPERTY, AUCTION SIGNS PLACED ON SOUTH EDGE AT ENTRANCE TO PROPERTY, INTERESTED PARTIES MAY ENTER FOR AN OVERVIEW OF THIS PROPERTY.

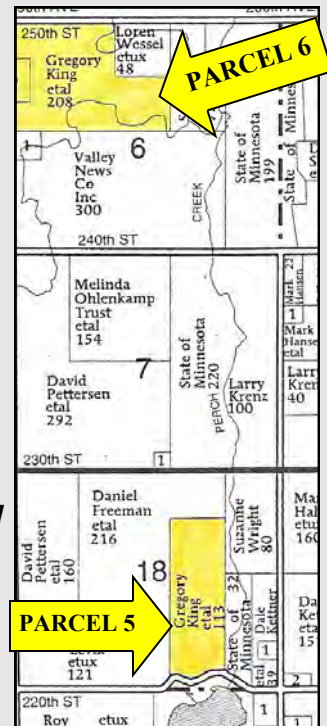
**FARM INFORMATION:** CONTAINS APPROX 71 ACRES TILLABLE WITH PRODUCTIVITY INDEX IN 76.5 RANGE, ADJOINS DNR & RECREATIONAL LAND ON 3 SIDES, FARM LAND & RECREATIONAL LAND HAS ACCESS TO PUBLIC GRAVEL ROAD-220TH ST, HAS HIGH BLUFF OVERLOOKING PERCH LAKE CLOSE TO ROAD. THIS PROPERTY HAS EXCELLENT INCOME ABILITY, AND RECREATIONAL LAND IS SOME OF THE MOST BEAUTIFUL WE HAVE SOLD.

**PARCEL 6:** 208 +/- ACRES RECREATIONAL & FARMLAND (INCLUDING OLD BUILDING SITE) IN SECTION 6 OF WESTFORD TOWNSHIP, MARTIN COUNTY, MN T104N R30W-SEE PLAT BOOK

**LEGAL DESCRIPTION:** WESTERN PART OF N 1/2 OF SEC 6 OF WESTFORD TWP, MARTIN COUNTY, MN T104N R30W

**LOCATION OF PROPERTY:** LOCATED 1 MILE NORTH OF TRUMAN, MN ON STATE HWY 15 AND 3 MILES WEST ON MARTIN/WATONWAN COUNTY LINE ON COUNTY 54 OR 250TH STREET

**FARM INFORMATION:** THIS PARCEL OF LAND IS SEPARATED INTO 3 SEPARATE FIELDS WITH FARMLAND IN THE 80-90 PRODUCTIVITY INDEX BRACKET, ALSO HAS SOME PASTURE/RECREATIONAL LAND WITH OLDER SET OF SALVAGE FARM BUILDINGS (CHECK FURNISHED SOIL MAPS & AIR PHOTOS FOR FURTHER INFO ON FARM).



### GENERAL INFORMATION

**TERMS AND BIDDING INFORMATION ON PARCEL'S 3-6:** This is a public auction, public is invited. Non-returnable 20% down day of sale to be deposited in the Johnson, Berens & Wilson Trust Account, balance due by last business days of December 2013 or first business days of 2014 split as Sellers desire. Successful buyer shall also sign purchase agreement on eve of auction. Sold subject to landlord and tenants rights for crop year 2013, farms available for new owners to operate in crop year 2014. This property is being sold "As is Where is", not contingent on buyer financing, it is interested bidders obligation to inspect the properties and the governmental information prior to bidding, all sales are final, subject to court approval. Sellers and Sales Staff will provide all known governmental information prior to the auction. Sellers & Sales Staff assume governmental information to be correct but make no warranties to their accuracy. Sellers or auction staff are not responsible for accidents. *Those wishing to bid by cell phone must make arrangements with the auction company no later than Mon. Nov. 11th at 12 Noon, any announcements day of sale take precedence over printed materials.* **AUCTIONEERS NOTES:** It is an honor to work for the King Heirs in the sale of their farmland, the King Family have chosen the auction method to be fair to friends and neighbors to have a chance to purchase their farmland, some of which has been in the King Family over a hundred years. This property has not been offered for sale prior to this auction, come prepared to purchase this property on sale dates.

**PRIOR INSPECTION:** Auction staff present for inspection & to provide pre-sale booklets & other info at each farm location on

**TUESDAY, NOVEMBER 5TH FROM 9 AM to 12 NOON** appointments welcome, those wishing to have Parcel 5 & 6 split into smaller parcels, shall make their wishes known in ample time prior to auction, will be glad to explain board system if used on Parcel 5 & 6.

VISIT OUR WEBSITE @ [WWW.AUCTIONEERALLEY.COM](http://WWW.AUCTIONEERALLEY.COM) FOR MORE INFORMATION AND AUCTION BOOKLETS!

## R.C. KING TRUST & ESTATE OF ANNABELLE R KING, OWNERS

GREG KING & ANNETTE KING,

PERSONAL REP'S GREG KING & JIM WILSON, TRUSTEES



JIM WILSON, LEGAL CONSUL & SELLING & CLOSING AGENT FOR KING FAMILY,

JOHNSON, BERENS & WILSON LAW FIRM 717 SOUTH STATE STREET - FAIRMONT, MN (507) 235-5544

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Dan Pike Doug Wedel

Dustyn Hartung

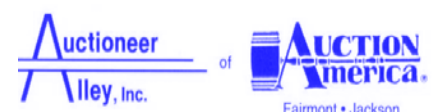


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