

St. Peter, Minnesota • Agricultural & Residential Development Land

Nicollet
County

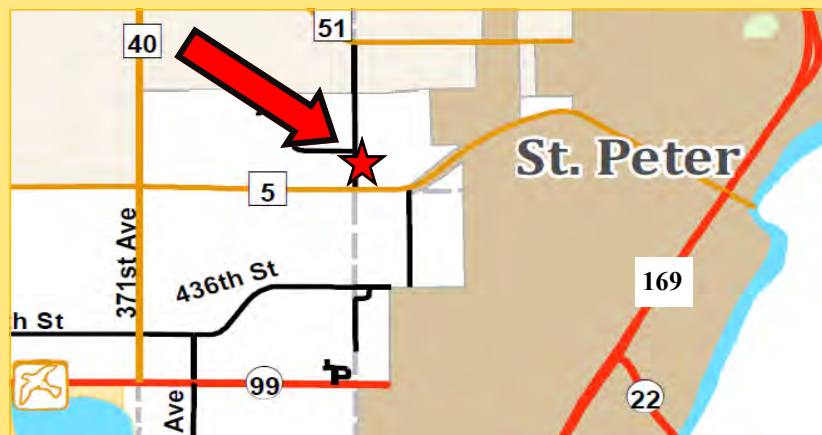
LAND AUCTION

www.agri-realty.com

120 ± Acres of Tillable Farm, Pasture & Wooded Land Located in Sections 17 & 18 of Oshawa Township will be offered at auction on:

Tues. October 29, 2013 @ 7:00 P.M.

Auction will take place at the American Legion Post 37-229 Nassau St. - St. Peter, MN
Watch for Auction Signs on Day of the Auction!



PROPERTY LEGAL DESCRIPTION
Parcel 1: South 1/2 of Southwest 1/4 with exceptions.
75.06± Acres—Sec. 17 T110N R26W CPI 59
(Oshawa Township & City of St. Peter)
Parcel 2: South 3/8 of Southeast 1/4 exc. 9.76 acres & 5 acres.
45.24± Acres Sec. 18 T110N R26W (Oshawa Twp) CPI 64

PROPERTY LOCATION
Follow W. Broadway Ave. west out of St. Peter, MN
W. Broadway becomes Fort Road (Nicollet County Rd 5)
County Rd 5 is Construction Zone: SEE DETOUR MAP ON WEB SITE

AUCTIONEERS NOTES: Property is located on the west edge of St. Peter, MN, adjacent to the Gustavus Adolphus College Campus. Property is currently used for agricultural purposes, but has potential for future development. All bidders are required to register for a bidding number prior to bidding; must present a valid drivers license or other photo identification. Based upon interest, Seller and Auction Company reserve the right to split and sell tract(s) at their own discretion.

AUCTION TERMS: At the conclusion of the auction the successful Buyer(s) will enter into a Purchase Agreement Contract and give a 20% of purchase price non-refundable earnest money, check to be deposited into the Agri-Realty LLC Trust Account; and held until Buyers verify clear title. Unpaid balance is due and payable on or before November 29, 2013 or when clear title is given. Sale will not be contingent upon buyer obtaining financing. Property is being sold "As Is-Where Is", and subject to easements and restrictions of record, including but not limited to road-driveway, drainage, and utility easements. Buyer shall be given possession after closing. Seller pays all real estate taxes due in 2013, Buyer pays all real estate taxes due in 2014 and thereafter. It is interested Bidders/Buyers responsibility to inspect property and do all research and due diligence prior to bidding. Governmental and all other information furnished is assumed to be accurate but is not guaranteed. Interested parties are invited to walk the property prior to the auction. Please do not enter cropped areas or neighbors property. Seller and Sale Staff are not responsible for accidents. Sale is subject to Seller approval or rejection. Announcements made day of auction take precedence over all prior statements and marketing materials. Auction staff will be available at the Sale Location (American Legion-229 Nassau St.-St. Peter, MN) one hour before the auction begins.

All sale information available at: www.agri-realty.com

Owner

Marian B. Lambert Trust

Richard B. Lambert Trustee-Robert D. Hinnenthal-Attorney for Trustee

AUCTIONEERS

Listing Agent: William "Bill" LeDuc
Ph 507.995.9311 Lic. #07-13-03
Kahler's of Fairmont & Sherburn, MN
Dan Pike - Jackson, MN

www.agri-realty.com



Mankato, MN

CSAH 5 Reconstruction Detour Route
Nicollet County Public Works States
Construction Begins on Aug. 19, 2013

