

**Evening  
Estate**

# LAND AUCTION

To settle the estate of Michael Prust, the following 160+/- Acres will be sold at public auction at the Ceylon American Legion at 103 E Main Street in Ceylon, MN on:

**THURSDAY, FEBRUARY 5, 2015 @ 7:00 P.M.**

**LOCATION OF FARM:** Located approx. 4 miles SW of Ceylon, MN (2 miles West on County Road 8, then 2 miles South on 100th Avenue) or 1/2 mile North of MN/IA Border.

**LEGAL DESCRIPTION:** 160 Acres of Farmland & Building site located in the NW 1/4 of Section 34 Lake Belt Township, Martin County, Minnesota T101N, R32W.



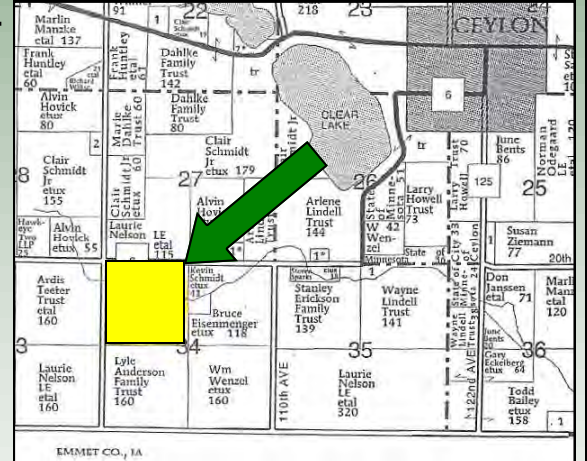
**GENERAL INFORMATION:** Top producing farm with excellent surface drainage. 160 Deeded Acres +/- . This parcel has a Productivity Index Rating of 83.9. Improvements include a very nice approx. 5.8 acre building site located 4 miles SW of Ceylon, MN on 100th Avenue. This parcel contains an older 2-story house, that was updated in 1981, with a partially finished basement, 4 bed-



rooms, 2 full bathrooms, an attached 2-stall garage (appliances to be sold with house), a newer 60'x60' Machine Shed, a 80'x40' Machine Shed, a large barn, an approx. 50,000 bu. grain setup & other nice outbuildings. All buildings are very neat and well kept. The septic was installed in 2003, but will need to be inspected, which is buyers' responsibility.

**METHOD OF SALE:** This farm will be sold 160 +/- acres unless we have sufficient interest in splitting building site. If that is the case, farm will be sold in 2 parcels on our board system.

**TERMS:** 20% down the evening of the auction, which will be made out to the Johnson, Berens & Wilson Trust Account and cashed on Friday, February 6, 2015. Balance is due on or before March 16, 2015 when clear title will be furnished. Buyer will be responsible for 2015 property taxes. Property being sold AS IS-WHERE IS. Buyer will be responsible for the reimbursement to the estate for fall 2014 tillage and for fertiliz-



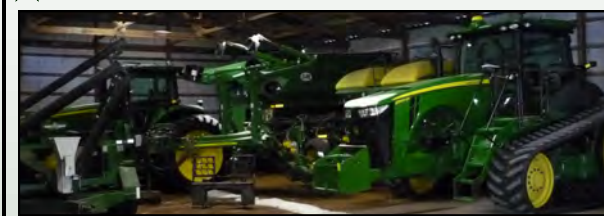
er/manure that was applied for 2015 crop. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is non-refundable. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to bidding. Those wishing to bid by cell phone must make arrangements with members of auction staff prior to 12:00 P.M. on auction day.

**INSPECTION:** Saturday, January 24th from 9 AM-12 PM or Tuesday, January 27th from 3PM-5PM or by appointment with auctioneers. Pre-auction booklets containing soil and county maps, FSA information, air photos, and assessor information are available at our Fairmont office or Johnson, Berens & Wilson Law Firm at 717 S State, Fairmont or our website at [www.landservicesunlimited.com](http://www.landservicesunlimited.com).

**AUCTIONEERS NOTE:** We are very honored to work for the Prust Family. After a difficult decision, they have decided to sell this farm on public auction to give Mike's neighbors and friends an opportunity to purchase his farm, which has been in their family for many generations. Their hope is that the new owner will have the same love for the land as Mike had. Mike was known as a top farmer who built the farm's fertility level to excellent levels with years of hog manure. This is a great opportunity to purchase a well-cared for farm.

**FARM PROGRAM INFORMATION:** The Prust Family has picked this early February date to sell the farm to give the new owner or owners time to enroll in 2015 Government Farm Program of their choosing. Family will provide crop insurance records to assist new buyer to maximize benefits under new farm program.

★ **FARM EQUIPMENT AUCTION:** Mike's full line of excellent late model



John Deere farm equipment & vehicles will be offered at public auction on **SATURDAY, MARCH 7th, 2015.**

**SELLERS AND AUCTION STAFF NOT RESPONSIBLE FOR ACCIDENTS!**

# MICHAEL PRUST ESTATE

*Kevin Prust-Personal Rep, Dianne McKinney & Kathleen Daggett-Owners*

*James Wilson of Johnson, Berens & Wilson-Attorney & Closing Agent 507-235-5544*

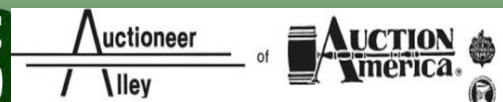
**AUCTIONEERS AND SALES STAFF**

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