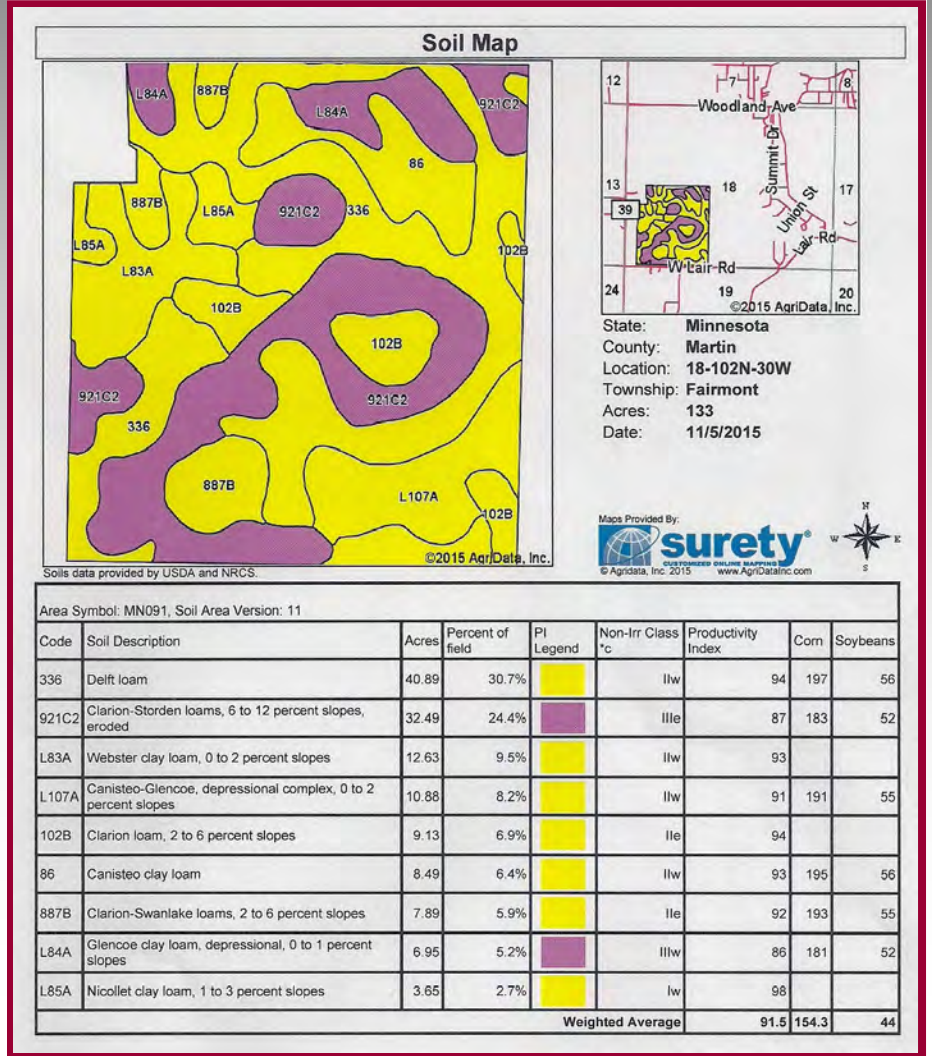
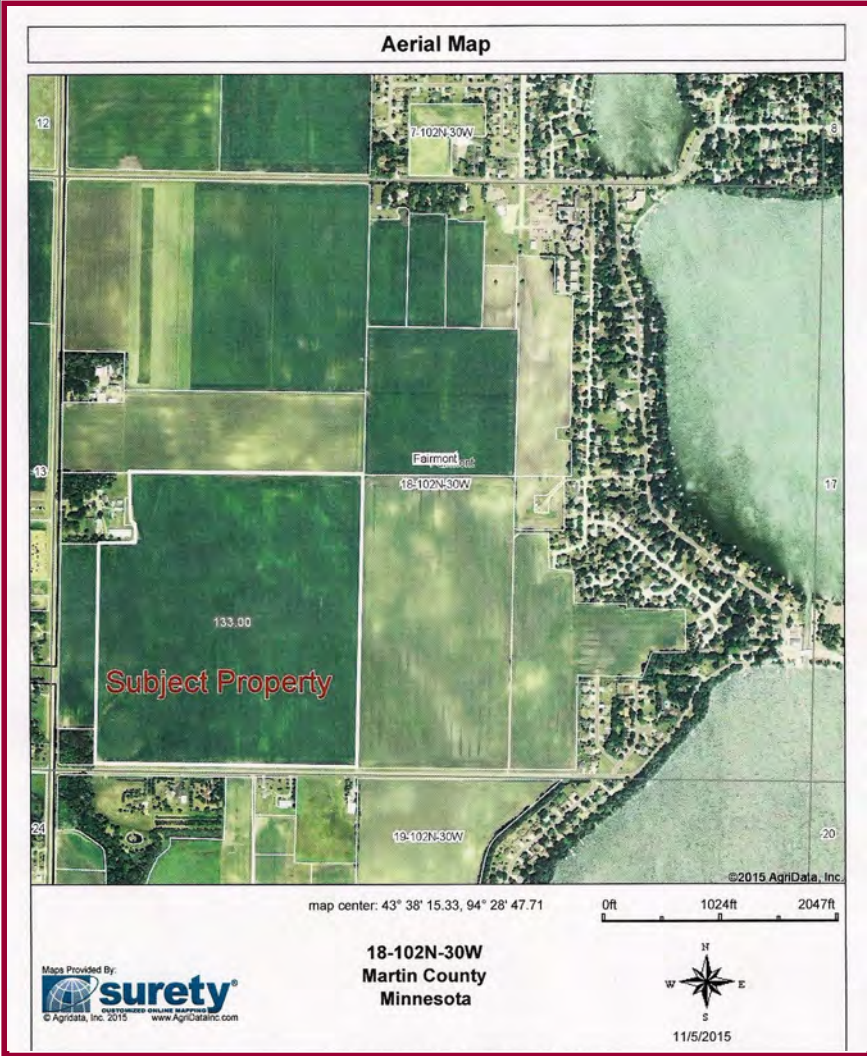


134.84 Acres +/- Fairmont Township, Martin County, MN

BARE FARMLAND AUCTION

FRIDAY DECEMBER 11, 2015 @ 10:30 A.M.

SALE LOCATION: Auction will be held at the Bulfer farm located at 901 Bixby Road, Fairmont, MN or from I-90 exit 99 - 3 miles South on County Road 39. WATCH for Auction Signs sale day.



AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer(s) at the conclusion of the auction will enter into a Purchase Agreement/Contract for the Real Estate & shall make a 20% NON refundable earnest money down payment the day of the auction. The sale will NOT be contingent upon any Buyer(s) financing. The unpaid balance shall be due & payable in full on or before January 29, 2016 or when clear title is given. The buyer will have possession for 2016 crop year. The Seller shall pay all real estate taxes that are due & payable in 2015 crop year. The Seller shall retain all cropland rental income for the 2015 crop year. Property being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. Buyer(s) are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Fall tillage costs totaling \$4,088 will be paid by the buyer on the day of the Auction. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

PROPERTY INFORMATION

Deeded Acres: 134.84
 Estimated Tillable Acres: 133.0
 Crop Productivity Index Rating: 91.5

AUCTIONEERS NOTE

We are very honored to have the opportunity to work for the Bulfer family as this is a great opportunity to buy some excellent Martin County Farmland. The family has chosen the auction method to give friends, neighbors and investors all an equal opportunity to buy their farmland, which has been in their family for 77 years.

LOUIS BULFER SR., owner

Auctioneers

Doug Wedel 507-236-4255 Lic. 46-52
 Dan Pike, Allen, Kevin & Ryan Kahler
 Dustyn Hartung

www.auctioneeralley.com



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Attorney for Seller

Brandon J. Edmundson Attorney
 of
 Krahmer & Shaffer LTD