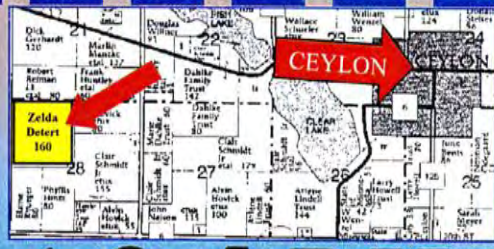


EVENING ESTATE
Real Estate - 160 Acres Choice
Bare Farm Land
www.auctioneeralley.com

AUCTION

HELLER LUNCH STAND AVAILABLE

All the following will be sold on the *Detert Farm* located: **From Ceylon, MN.,** 3 mi W on Blacktop 8 or 35th St. & 1 mi South on CR 19 or 90th Ave. Approx 14 mi South-west of **Fairmont, MN.** **From Estherville, IA.** Follow St Hwy 4 North approx 8 mi to Iowa-MN State line, 1/2 mi North of **Huntington** then 4 1/2 mi East on State line, then 1 1/2 mi North on 90th Ave. to 292 - 90th Ave., **Dunnell, MN.**



Wed. Afternoon Sept. 21st @ 4 P.M.



Farm land, level to gentle slopes with soil types with a 87.9 Productivity Index Rating. All tillable, **With Exception** of building site & road on West side. Records show 155 Ac tillable. May be farmed in any direction with today's large equipment. A well kept older building site with a 2 story frame home with full basement installed in later years. Building site has several utility buildings, majority with new steel siding, includes an approx. 40' x 50' round roof machine shed, 36' x 60' barn, garage & other buildings.



A new well installed within last 10 years, has beautiful grove & dooryard, late water conditioner.

TERMS: 20% **non-refundable** down payment evening of auction to the Wilson Law Firm, balance due last day of December 2011. Seller pays real estate taxes due in 2011 and any assessments of record sale date. Seller keeps all rental income for 2011. Buyer may enter to prepare for 2012 crop year as soon as 2011 crop removed.

INSPECTION: Monday Eve. Sept. 12th from 6 p.m.-9 p.m. or anytime by appointment with auctioneers. **Information booklets with all government information available 30 days prior to auction on website or call our Fairmont Office @ 507.238.4318 or Allen Kahler 507.764.3591**

OTHER REAL ESTATE INFORMATION AND METHOD OF SALE: Come prepared to purchase this top parcel of farm land; building site and farm land to be offered separate on our Board System, auction staff will be glad to explain this system if Buyers not familiar. All real estate will be sold "As is Where is"; it is Buyers obligation to inspect property prior to auction, Sellers nor Auction Staff make no warranties on buildings or production of farm land. This property has not been offered prior to this auction.

AUCTIONEERS NOTES AND ORDER OF SALE: It is an honor to work for the Detert Family, building site, farm land and personal property has been well cared for, clean & well farmed. The Detert Family have chosen the auction method to sell this excellent farm to be fair to all interested parties. If interested land Buyers are interested in 80 A parcel, they should make their wishes known to auction company prior to auction. We will start on household & collectibles; Car, tractor & lawn equip. sold prior to Real Estate in 7-8 p.m. range. Large Appliances & pool table sold after real estate. Be prepared for some dbl rings on Jewelry & other small items. As we have use of machine shed, auction will be held rain or shine.



AUTOMOBILE
1991 Chevy Caprice Classic, Purchased new, excellent matching Whitewall tires, V8, Automatic, A/C, 4 door, very clean, 115,000 mi.



LAWN MOWER & GARDEN & LAWN EQUIP
JD X324 Lawn Tractor w/48" deck, approx. 4 yrs old, 38" like new pull lawn sweeper. **Poulan** walk behind mower. Riding mower for parts, etc.

TRACTOR & LOADER & OTHER EQUIPMENT
Allis Chalmers WD 45 Tractor w/loader for wide front, Tractor has wide front narrow front for WD; **JD 15' disc;** **Gehl P.T.O.** hammer mill; Bale hook; Some AC & MM parts.

SOME OLD IRON & SALVAGE

USUAL AUCTION TERMS: Family members, Auctioneers and Staff are not responsible for theft or accidents on or off sale site. All buyers must register for bidders card prior to auction. It is bidders obligation to inspect all items before bidding. Successful bidders are responsible for their items after winning bid. All items must be settled for day of auction with bankable check. Announcements made day of auction take precedence over printed material. See Real Estate Terms above.

HOUSEHOLD & APPLIANCES
Maytag automatic washer and electric clothes dryer; Very nice **Frigidaire** 14.8 ft. white refrigerator; **Monarch** 30" electric range; Fans; Hide-a-bed sofa; Plat form and other nice rockers; **Broyhill** high quality 40x66 dining room table, 6 matching chairs, large hutch; Several chests & dressers; Dinette set w/4 chairs; Large **Zenith TV;** Matching 3 piece bedroom set, Upholstered chairs; Crosley dehumidifier; Several lamps; 12 place setting Rogers Silverware; Silverplate serving sets; **Wearever & Corelle;** other household items.

VERY NICE FULL SIZE POOL TABLE W/CUES AND EQUIPMENT

COLLECTIBLES & ANTIQUES
 Church cook books; Hi-back hardwood bed; Ladies hats; A lot of custom jewelry; Doll & doll clothes other children's toys; Games & puzzles; Fishing equip; Buffalo horns; Lanterns; Crock bowl; Mantle clock; Old Buttons; '82 **Minnesota Twins** program; Horse equip including harness, wagon tongues & eveners; Old wagon shovel board; Small **Terry Redlin** print; **Carnival** glass; Old post drill & Leg vise; Garden gate; Metal lawn chairs; Animal traps; Antique hand pump orchard sprayer; Other old & interesting items. **Firewood:** Lots of cut firewood stored in dry building. **MISCELLANEOUS:** Air tank; Fruit jars; "**Hudson**" roof ventilator; Tools including Handyman jack, Anvil; Ladders; Power & hand tools; (14) Stanchions; Drinking cups; 300 gal. overhead fuel tank; **Dewalt** Hi-Speed grinder; Brooder stove; Chicken nests; Wheel barrow; Steel posts; Mail boxes; **Glider, Meyer** water system; Treated posts; Snow cribbing and many other items not listed.

ZELDA DETERT & DIETRICH "Dick" DETERT ESTATE, OWNERS

JIM WILSON, JOHNSON, BERENS & WILSON ATTORNEY & CLOSING AGENT FOR ESTATE - FAIRMONT, MN

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