

**EVENING - CHOICE
BARE FARMLAND
126.2 DEEDED ACRES +/-
KOSSUTH COUNTY IOWA**

AUCTION

www.auctioneeralley.com

THE FOLLOWING CHOICE KOSSUTH COUNTY IOWA CHOICE BARE FARMLAND WILL BE PRESENTED FOR SALE ON:

WEDNESDAY EVENING JUNE 29 @ 7 P.M.

Located 4 miles North of Swea City, Iowa on Blacktop P30 & 1 mile West on gravel road. Swea City is located on State Highway #9 approximately 21 miles North of Algona, Iowa or approximately 27 miles East of Estherville, IA. Auction shall be held on South public road at location of the farm.



LEGAL DESCRIPTION

The West Half of the Northwest fractional Quarter (W1/2, NW Frac 1/4) AND the West Fractional Half of the Southwest Quarter (W Frac 1/2, SW 1/4) Section 30, Grant Twp T100N R29W Kossuth County, Iowa. Consisting of 126.2 acres according to Co. Records.



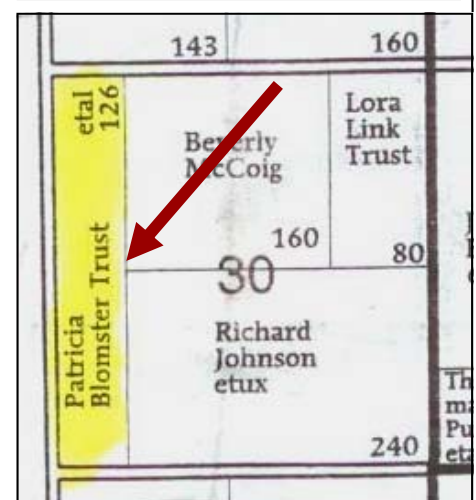
GENERAL INFORMATION

A nice laying parcel of top well farmed bare farm land, Air Photo's show 120.6 acres Tillable, County Tax Records show C.S.R. rating of 72.4% with a lot of Canisteo, Clarion, Nicollet, Crippen & Webster soil types. Breakdown of soil types provided in Auction Sale Booklets, which can be viewed on the website and/or available at our office's in Fairmont, Jackson or Mankato, MN. Property has public access on North, West and South edge of Parcel.

TERMS: 20% down evening of auction to be paid to the Trust Account of the Law Firm of Buchanan, Bibler, Gabor & Meis of Algona, Iowa. Balance due within 30 days when clear title furnished. Subject to Rental Lease which is in force for Crop Year 2011, all rent to be paid to *Seller*, 1/3rd of cash rent for Crop Year 2011 shall be rebated to *Buyer* upon closing. *Buyer* may enter as soon as 2011 crop removed to prepare for 2012 crop. *Seller* shall pay applicable Real Estate taxes due for 2011, *Buyer* shall pay applicable taxes for 2012, this shall be itemized in auction booklet.

AUCTIONEERS NOTES: It is an honor to have this opportunity to work for Pat Blomster and offer this choice parcel of top Iowa farm land at public auction. This parcel has been in the Blomster family and a wonderful investment for over 50 years. Pat has chosen the auction method to be fair to all interested bidders. Farm has had best of care with top operators, present operator would make top operator for investor buyer.

INSPECTION: Any time by appointment with Auction Personnel, call Business Office @ 507.238.4318 or Allen Kahler @ 507.841.1564, all known information will be available on our web site or can be mailed to you. Booklets will also be available at the Law Firm at 111 North Dodge Street in Algona, Iowa The information given is Government Information, Seller or Auction Staff assume this information to be correct, but make no guarantees of their accuracy. It is interested parties obligation to inspect property and information prior to bidding. This property sold "AS IS WHERE IS", Seller or Sales Staff "NOT" responsible for accidents. Announcements night of auction take precedence over printed materials.



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PATRICIA J. BLOMSTER, REVOCABLE TRUST

OWNER

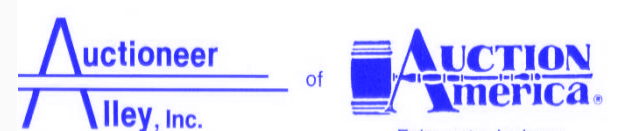
Michael E. Gabor of Buchanan, Bibler, Gabor & Meis of Algona, Iowa, Sellers Attorney & Closing Agent 515.295.3565

AUCTIONEERS

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