

# EVENING 80ACRES +/- AUCTION CHOICE BARE FARM LAND

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THE FOLLOWING WILL BE SOLD AT THE COMMUNITY HALL IN DUNNELL, MN.  
DUNNELL IS LOCATED APPROX. 12 MILES NORTH OF ESTHERVILLE, IA ON HWY #4

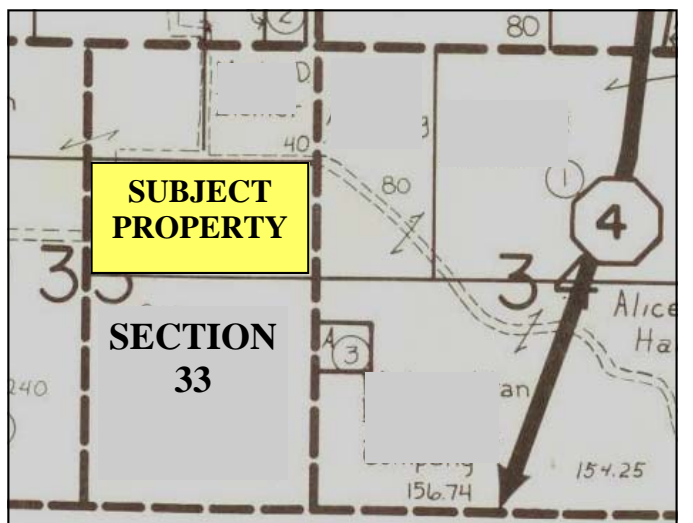
## MONDAY EVENING FEBRUARY 6, 2012 @ 6:30 P.M.

**Location of the farm:** 3 miles South of Dunnell, MN on Hwy 4, 3/4 mile West on 20th St. & 1/4 mile South on 40th Ave. or approx. 8 miles North of Estherville, IA. to Iowa - Minnesota State Line; 1/2 mile West on State Line and 1/2 mile North on 40th Ave.



**LEGAL DESCRIPTION:**  
South Half Northeast Quarter (S1/2, NE 1/4) Section 33 Lake Fremont Township, Martin County, MN., T101N R33W Containing 80 Acres +/- Deeded Acres

**GENERAL INFORMATION:**  
A level to gently sloping parcel of all tillable farm land **EXCEPTING** public road and excellent Deep County Ditch System. This parcel has a Weighted



Productivity Index of 94.2, one of the highest we have sold with a lot of Nicollet-Crippen-Webster-Clarion-Delft and other good soil types. U.S.D.A. - FSA Air Photo shows 75.77 acres tillable, this parcel has been well farmed with excellent tenant. Pre-Auction Booklets containing all known governmental information such as F.S.A. information, Air Photos, Soil Maps & Real Estate Taxes. Information furnished by request by contacting our Fairmont office 507.238.4318 or view and download off our website www.auctioneeralley.com. prior to auction.

**TERMS:** 20% non-refundable check down payment evening of the auction, payable to the **Johnson, Berens & Wilson Trust Account**, balance due March 15, 2012 when clear title furnished. **Sellers'** pay all real estate taxes due in 2011, **Buyer** pays all real estate taxes due in 2012 and thereafter. The land is rented out for crop-year 2012 **Buyer** will have possession after 2012 crop removed to prepare for 2013 crop-year. **Sellers** will deduct \$300.00 per acre for rental in 2012, or 75.77 x \$300.00 or \$22,700.00 from final settlement price, and **Sellers** will collect and keep rental from present tenant for crop-year 2012. It is Bidders obligation to study and inspect this parcel prior to bidding, this parcel being sold "As is Where is". Interested parties have permission to walk or drive over property prior to bidding. Sellers and Auctioneers Sales Staff assume all governmental information to be correct but make no warranties whatsoever to their accuracy. Those wishing to bid by cell phone must make prior arrangements with auction staff. Sellers and Auction Sales Staff are not responsible for accidents prior to or after auction. Interested Buyers entering property do so at their own risk and must be aware of open drainage ditch and intakes.



**AUCTIONEERS NOTES AND COMMENTS:** It is an honor to work for the Johnson Family. This parcel has been property of Johnson Family for many years. They have chosen the auction method to be fair to all Buyers, this is the first time this parcel has been offered to the public. Come prepared to purchase as this is a nice parcel of land, excellent soil types and a top county drainage system. For investor buyer present tenant top operator who would do a good job in future with this parcel. This parcel a top producer with soils which will take continuous row crop production. For further information please contact one of the auctioneers listed below or call our Fairmont Office during business hours - Monday through Friday 7:30 A.M. - 12 P.M and 12:30 P.M. - 4 P.M.

# FORMER ESTATE OF EVERETT & ELSIE JOHNSON

William, Robert & Patricia Johnson, Owners

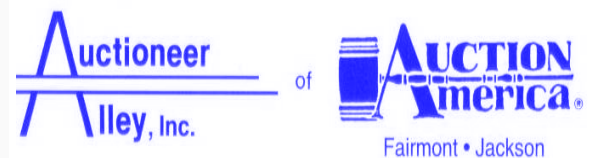
Jim Wilson of Johnson, Berens & Wilson Law Firm, Attorney for Sellers

### AUCTIONEERS

Allen Kahler, CAI-MN & IOWA BROKER—Sherburn  
#RA-41579 & B57538000 (507) 764-3591  
Kevin & Ryan Kahler, Fairmont & Sherburn  
Dan Pike -CAI Broker - Dan Pike Auction Co. Jackson  
Doug Wedel, Welcome  
Dustyn Hartung, Fairmont



Bill LeDuc, Mankato Office  
Appraisals & Real Estate



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Myla Roskop, Office Manager