

# MARTIN COUNTY LAND AUCTION

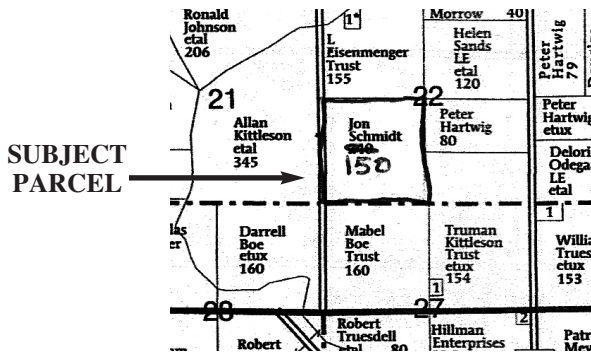
**Tuesday, August 2nd, 2016**

**Sale Starts 6:30 P.M.**

**Sale Located:** Ceylon Legion Building – Ceylon MN.

**Farm Located:** 2 ½ miles south of Sherburn, MN on County Rd. 13, then East 3 miles on County Road 22, then North ½ mile on 100th Avenue to farm site.

## SELLING 150 ACRES (More or less)



### F.S.A. INFORMATION

Total Acres:.....	150 Acres more or less
Tillable Acres .....	148 Acres
Corn Base.....	86.6 Acres
Corn Yield.....	149 Bus.
Soybean Base .....	61.6 Acres
Soybean Yield .....	44 Bus.
CER Rating .....	91.7
Property Tax.....	\$3,184.00 per yr.

### TAXES

Taxes are \$3184.00 per year. Sellers will pay property taxes for 2016. Buyer to assume all taxes from 1-1-2017 and beyond.

### LEGAL DESCRIPTION

South West Quarter Section (SW ¼) of Section 22, Manyaska Township Martin County MN. (Less Acreage)

### TERMS

10% nonrefundable down payment day of the sale with balance due on or before November 23, 2016. Buyers will sign a real estate contract at conclusion of the auction that will contain the purchase terms. Sellers & Tenant to keep any rents or crops for the 2016 crop year. Lease has been terminated, with buyer having full rights to farm in the 2017 crop year. Buyer to do fall tillage if possible this fall. This Property is being sold in "AS IS" condition. Final sale is subject to the seller's approval or rejection. All prospective buyers are encouraged to inspect and verify all information provided herein. Auction staff and attorneys, represents the sellers for this transaction. Any announcements made sale day take precedence over written material.

### AUCTION NOTE

The Auction staff is pleased to be handling the Schmidt Family Land Auction. This is an excellent farm that has been in the Schmidt family for many years. This farm has a 91.7 CSR rating that carries very good soils and excellent production history. Call Auction Staff for more information or full farm packets, see you sale day.

[www.howellrealestateandauktion.com](http://www.howellrealestateandauktion.com)

**HOWELL**  
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**Schmidt Family Farm - Owner**