

MARTIN COUNTY LAND



AUCTION

Tuesday, July 10th, 2018

Sale Starts 9:30 A.M.

Sale Located: Legends II – Ceylon MN (Former Legion Building) – Ceylon MN.

SELLING 294 ACRES & ACREAGE (More or less)

PARCEL 1 F.S.A. INFORMATION

Total Acres	160 Acres
Tillable Acres (less Acreage).....	147 Acres
Acreage & Rd.....	13 Acres
Corn Base.....	77 Acres
Corn Yield.....	170 bus
Soybean Base	67.7 Acres
Soybean Yield.....	46 Bus
Productivity Index	94
Property Tax	\$4,590.00 per year

PARCEL 2 F.S.A. INFORMATION

Total Acres	160 Acres
Tillable Acres (Less Acreage).....	147 Acres
Acreage & Road	13 Acres
Corn Base.....	78.6 Base
Corn Yield.....	159 Bus
Soybean Base	68.1 Acres
Soybean Yield.....	48 Bus
Productivity Index	90.9
Property Tax	\$4582.00 per year

TAXES

Taxes are \$4,590.00 per year Parcel 1 and \$4582.00 per year in Parcel 2. Sellers will pay first half taxes in 2018 and the new buyers will pay second half taxes due on November 2018. Buyers will receive the second half of the cash rent for 2018 due November 1st, 2018. Buyers to assume all further taxes on property. Acreage to be surveyed off of Parcel 2 to determine future taxes on Acreage.

AUCTION NOTE

The Fritz family has owned this farmland for many years. The family has made the decision to sell the land and acreage. An opportunity to purchase farmland with 94 & 91 productivity rating, that lays level and is under very good farm management. The farms have county tile outlets for good drainage. An excellent acreage site in a good location with a ranch style home. Call for more info or complete packet. See you sale day.

LEGAL DESCRIPTION

Parcel 1: Northwest Quarter (NW ¼) of Section 25, Tenhassen Twp. Martin County MN. (Less Acreage)

Parcel 2: East Half (E ½) of the southeast Quarter (SE ¼) 80 acres m/l and the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) 40 acres m/l and the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) 40 acres m/l all in section 26, Tenhassen twp. Martin County MN.

Physical Description: From Bixbys Corner West edge of Fairmont MN. On old Hwy 16, go south 1 mile to County Rd. 37, then West 1 mile, curve south on 37 for 8.5 miles to Farmland. From Wilbert, MN 1 ½ mile East, the 1 ½ mile south on hwy 37 to Farm land site.



PARCEL 3

8.5 Acre Acreage with a 3-bedroom Ranch style home that has a large living room & dining area, large kitchen w/island, full finished basement w/ kitchenette, possible 4th bedroom in basement. Good well, 30' x 60' Quonset building, other out buildings. Septic system will need updating, that will be a buyer's expense.

TERMS: 10% nonrefundable check day of the sale with balance due on or before August 15th, 2018. Full terms on contract day of Auction. Acreage being sold in "AS IS" condition. All statement sale day take precedence over written material.

TERMS ON LAND

10% nonrefundable payment, per parcel, due day of the sale, with balance due on or before August 15th, 2018 or when title is ready. Full terms of the purchase contract available day of sale. Sale subject to tenants rights, Buyer to receive last half of cash rent due & payable November 1st, 2018 and will be responsible for last half taxes due & Payable in November 2018. Current lease to be terminated by sellers. Sellers guarantee a clear and merchantable title on the property at closing. All prospective buyers are encouraged to inspect and verify all information provided herein. Property being sold in "AS IS" condition. Final sale is subject to the Sellers approval or rejection. Auction staff and attorneys represent sellers for this transaction. Any announcements made on sale day take precedence over written material.

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Ellrich & Agnes Fritz Estate - Owners

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