

# MARTIN COUNTY LAND

# AUCTION

**Friday, December 4th, 2015**

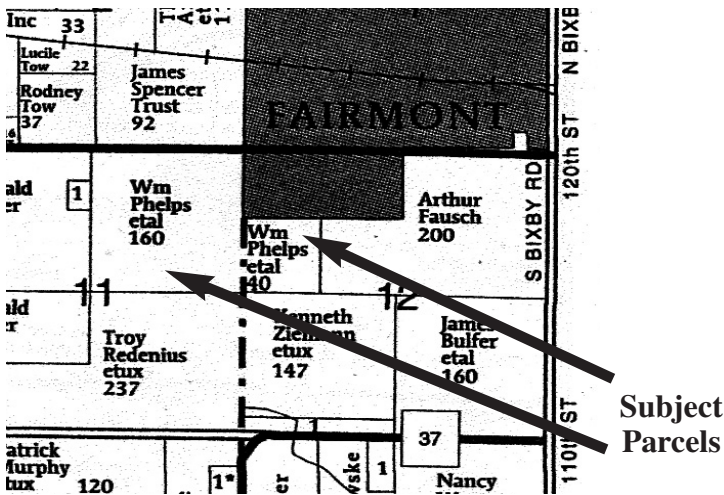
**Sale Starts 9:00 A.M.**

**Sale Located:** Knights of Columbus Hall at 920 East 10th Street Fairmont MN 56031

**Farm Located:** 1 Mile West of Fairmont on Hwy Old 16 on South Side of Hwy.

## SELLING 200 ACRES

(More or less)



### TAXES

Taxes are \$11,470.00 per year. Sellers will pay property taxes due November 2015, to bring the taxes up to date to December 31st, 2015. Buyer will assume all taxes beyond January 1, 2016.

### TERMS

The Sale and Auction shall be contingent upon and subject to applicable Court review and approval for both the Hester Ann Phelps Trust and the William R Phelps Estate after the completion of the auction process. The auction shall be live and telephonic bidders, with 20% earnest money of the final sale price required of the highest bidder in cash or equivalent (earnest money held by the Clerk), 2016 real estate taxes and assessments being assumed by the buyer, proposed closing date of January 8 or as otherwise mutually agreed by the Buyer and Owners. No Financing terms to bidders or the highest bid buyer shall be extended. Property shall be sold in as is, where is, with all faults, and subject to all easements and restrictions of public record. Buyer may enter land after auction to do fall tillage if possible. Lease has been terminated from current tenant. Final sale is subject to seller's approval or rejection. Auction staff and attorneys represent the sellers for this transaction. Any announcements made sale day take precedence over written material. Buyer to sign purchase agreement at conclusion of Auction and present earnest money to clerks.

### LEGAL DESCRIPTION

The Northeast Quarter (NE 1/4) of Section 11 Rolling Green TWP and the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 12, Rolling Green Twp.. Martin County MN.

### F.S.A. INFORMATION

Total Acres:.....	200 Acres
Tillable Acres	180 Acres
Abandon Acreage & Woods...	20 Acres
Corn Base.....	115.2 Acres
Corn Yield.....	184 Bus.
Soybean Base.....	62 Acres
Soybean Yield.....	44 Bus.
CER Rating.....	91.3
Property Tax.....	\$11,470.00 per year

## HOWELL Real Estate & Auction

220 Central Avenue - Estherville, IA 51334

Office - 712-362-4844

Larry Howell    Mark Howell    Jack Rooney    Gary Helmers  
712-260-9693    712-260-9690    712-260-9694    507-236-2921

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

### AUCTION NOTE

The Auction staff is pleased to be handling the Hester Ann Phelps Trust, William R. Phelps Estate and Pat Wright Land Auction. This is a farm that has been in the Phelps family for many years and is a very high producing farm. The farm carries an overall 91.3 CER rating that has excellent soils and is highly productive. Call Auction Staff for more information or full farm packets, see you sale day.

**Hester Ann Phelps Trust, William R. Phelps Estate & Pat Wright - Owners**

Fred C. Krahmer – Trustee of the Hester Ann Phelps Trust and  
Profinium - Personal Representative of the William R. Phelps Estate