

470 +/- ACRES OF CLINTON TWP., ROCK CO. MN

LAND AUCTION

Location of Land: *Tract 1 & 2* – From Steen corner on St Highway 270 go 1 mile East on St. Highway 270 and $\frac{3}{4}$ mile north on 110th Ave. *Tract 3 & 4* – 2 miles north of Tract 1.

Land will be sold at 364 110th Ave. Steen, MN. (the land site) Watch for Auction Signs.

Friday, September 25, 2020

AUCTION BEGINS 10:00 AM

**MORE INFORMATION, MAPS & LAND DATA
AT WWW.ELBERSAUCTION.COM**

LEGAL DESCRIPTION of TRACT 1: NW $\frac{1}{4}$ of Section-21, Twp-101N, Range 45, Excluding Acreage, Clinton Township, Rock Co. MN.

GENERAL DESCRIPTION: This is a very productive 154.68 +/- acre tract that consists of 132.70 acres of tillable acres, 21.98 acres of roadway, ditches, grassland and waterways. According to Rock Co. Assessors Office this tract has a CER rating of 95.5. Predominate soil types are Moody silty clay loam and Calco silty clay loam.

LEGAL DESCRIPTION of TRACT 2: NE $\frac{1}{4}$ of Section-21, Twp.-101N, Range 45. Clinton Township, Rock Co. MN.

GENERAL DESCRIPTION: This is a very productive 160 tract that consists of 134.10 acres of tillable, 25.90 acres of roadway, ditches, grassland & waterways. Tract contains 1.5 acres of CRP. According to Rock Co. Assessor's office this tract has a CER rating of 90. Predominate soil types are Moody Silty Clay Loam and Calco Silty Clay Loam .

CORN/SOYBEAN BASE & YIELD: The corn base on this tract 1 & 2 is 161.1 acres with a PLC Yield of 167 bu. Soybean base of 100.24 acres with A PLC Yield of 45 bu.

TAXES: Current Real Estate Taxes on Tract 1 are \$5832.00 (Agri Non-Hstd). Taxes for Tract 2 are \$5598.00 (Agri Non-Hstd). 1st $\frac{1}{2}$ Taxes due and payable in 2021 will be paid by the seller and the 2nd $\frac{1}{2}$ taxes due and payable in 2021 and beyond will be paid by the buyer.

LEGAL DESCRIPTION of TRACT 3: S $\frac{1}{2}$ of SW $\frac{1}{4}$ in Section-4, Twp-101, Range-45 Excluding .90 tract for acreage.

GENERAL DESCRIPTION: This is a very productive 79.10 acre tract that consists of 72.87 acres tillable and 6.23 acres of waterway roadway & ditches. According to the Rock Co. Assessor's office this tract has a CER rating of 91.94. Predominate soil types are Moody Silty Clay Loam & Trent Silty Clay Loam.

LEGAL DESCRIPTION of TRACT 4: N $\frac{1}{2}$ of SW $\frac{1}{4}$ in Section-4, Twp-101, Range-45 excluding 3.46 acres Acreage.

GENERAL DESCRIPTION: This is a very productive tract that consists of 76.54 tillable acres and 4.38 acres of waterway, roadway & ditches. According to the Rock Co Assessors office this tract has a CER rating of 90.18. Predominate soil types are Moody Silty Clay Loam, Whitewood Silty Clay Loam and Trent Silty Clay Loam.

CORN/SOYBEAN BASE & YIELD: The corn base for tract 3 & 4 is 72.4 acres with a PLC Yield of 186 bu. and a Soybean base of 72.46 with A PLC Yield of 50 bu.

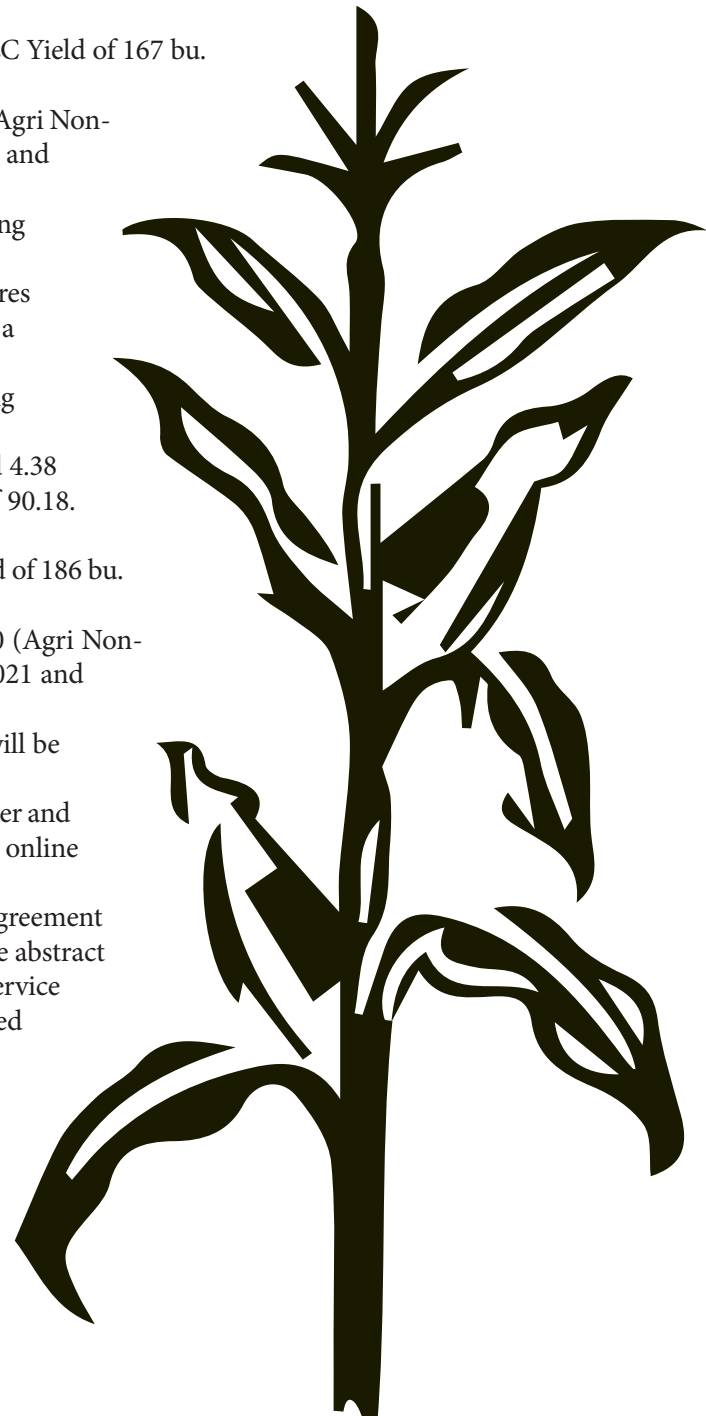
TAXES: Current Real Estate Taxes on Tract 3 are \$3400.00 (Agri Non-Hstd); Taxes for Tract 4 are \$3304.00 (Agri Non-Hstd). 1st $\frac{1}{2}$ Taxes due and payable in 2021 will be paid by the seller and the 2nd $\frac{1}{2}$ taxes due and payable in 2021 and beyond will be paid by the buyer.

POSSESSION: Possession will be given on December 10, 2020 or when 2020 crop is removed. Land will be available for the 2021 crop year.

AUCTIONEERS NOTE: All tracts have been highly managed and well maintained with proper fertilizer and chemicals applied each year. Land is currently in row crop production. Informational booklets & maps available online at www.elbersauction.com or by contacting Elbers Auction Service.

TERMS: 10% down (non-refundable) immediately after auction. Buyer will be required to sign a purchase agreement at time of auction with the balance due and payable on or before December 10, 2020 when a clear and marketable abstract of title and warranty deed will be delivered to the buyer. Seller will pay for any and all surveys. Elbers Auction Service represents the sellers only in this transaction. Property is sold being offered "AS IS" with no warranty given or implied as to the condition or use of property. This property is offered as a cash sale with no financing contingency. Although every effort has been made to the accuracy of information given all potential buyers are encouraged to verify all information given. Property will be offered for sale subject to any easements, restrictions, reservations or right a way easement of record if any. Sale of property is subject to owner's confirmation. Any announcements made the day of auction will take precedence over any printed material. Informational booklets & maps are available on request, by contacting one of the auctioneers or by visiting website at www.elbersauction.com

AUCTIONEERS NOTE: It is a pleasure for us to offer this very attractive tract of farmland. This is an excellent opportunity to purchase a very highly productive tract of farmland that would be a great addition to your current farming operation or as in investment in some farmland. If you are in the market for a very desirable tract of farmland you don't want to miss this auction.



**BOSCH FAMILY FARMS LLP, OWNERS
BONANDER LAW OFFICE, ATTORNEY FOR SELLER**

For more information, contact:

Elbers Auction Service

"Quality Auctions Since 1988"

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