

PRIME VIENNA TOWNSHIP FARMLAND

PUBLIC AUCTION

154.95 +/- Acres of Vienna Twp, Rock Co. MN. Farmland

Location of Land: From Luverne, Mn. 3 miles East on Co Road 4, 3 ½ miles north on Co. Road 14/9 (170th Ave. Or from Kenneth, Mn. 2 Miles South on Co. RD 3 (200th Ave.) 3 miles west on Co. Road 8 (161st St) & 1 mile south on Co. Rd 9 (170th Ave.). Land will be sold at the farm location. Watch for Auction Signs.

Thursday, December 6, 2018

AUCTION BEGINS 10:00 AM

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

LEGAL DESCRIPTION: NW ¼ Section 28, Twp 103, Range 44 Excluding Acreage, Rock Co. MN.

GENERAL DESCRIPTION: This is a very productive 154.95 +/- acre tract that consists of 141.20 acres of tillable acres, 13.75 acres of waterway, roadway and ditches. According to Rock Co. Assessors Office this tract has a CER rating of 79.52. Tract does not contain a wetland. Predominate soil types are Flanreau silty clay loam, Kato silty clay loam and Everly silty clay loam. There is nearly 4000' of 4" tile that has been installed. Map available.

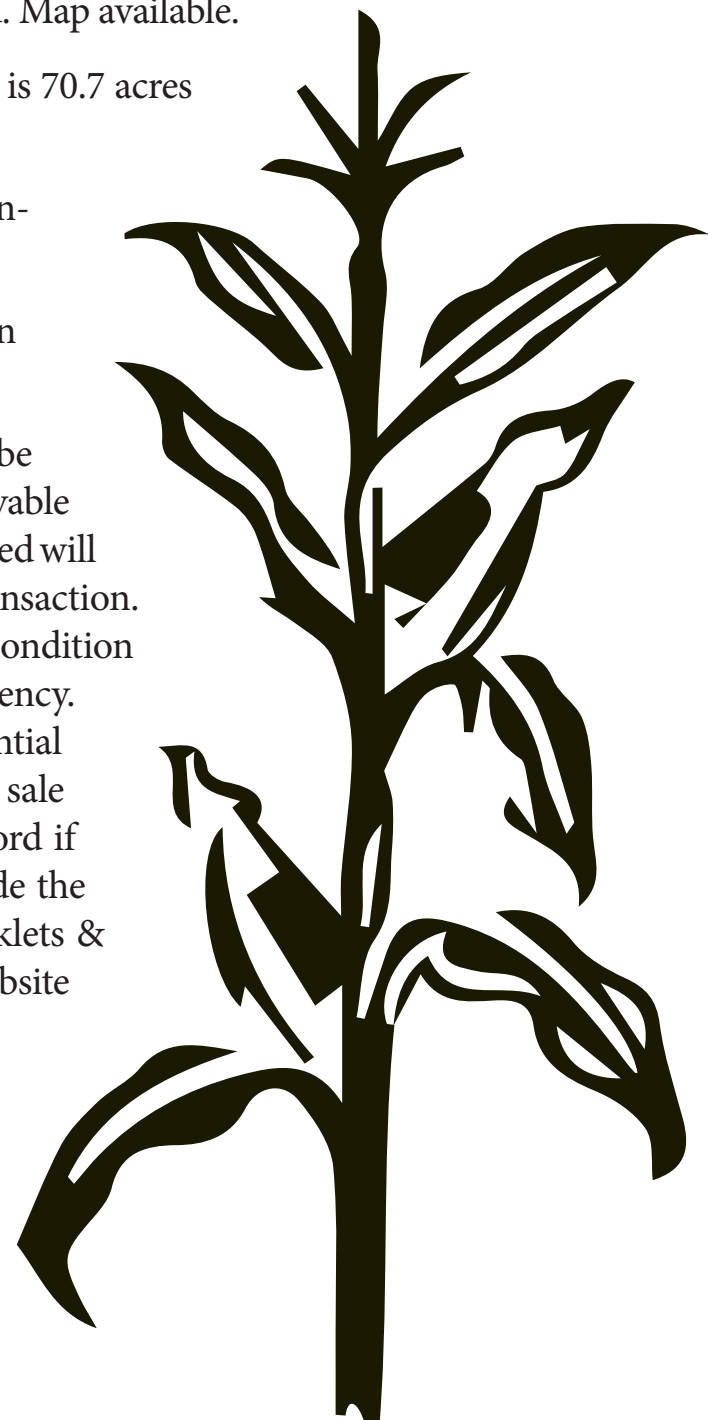
CORN/SOYBEAN BASE & YIELD: The corn base on this tract is 70.7 acres with a PLC Yield of 165 bu. Soybean base of 70.5 acres with A PLC Yield of 46 bu.

TAXES: Current Real Estate Taxes are \$4062.00. Taxes reflect Agri- Non-Homestead status. Taxes will pro-rated to date of possession

POSSESSION: Land will be available for the 2019 crop year with possession given on March 1, 2019

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 Jan 15, 2019 when a clear and marketable abstract of title and warranty deed will be delivered to the buyer. 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



**GRACE STEENSMA ESTATE, OWNERS
DOUGLAS E. EISMA, ATTORNEY FOR SELLER**

For more information, contact:

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