

# 212.10 Acres +/- in Tenhassen Twp, Martin Co., MN

# FARMLAND FOR SALE



### ADDITIONAL PROPERTY INFORMATION:

This farm is being marketed on a Listed/Private sale method.  
 All interested parties, please contact Dustyn Hartung with  
 Land Services Unlimited, Inc. at 507-236-7629 to make an offer.  
 Call us today!

### NOTES & COMMENTS:

We are honored to have the opportunity to work for the Simon Family, as this is an excellent opportunity to buy some nice Martin County Farmland. If you are considering the purchase of farmland to add to your investment portfolio this will be an excellent farm to purchase! This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to actual boundary lines of property. The buyers/bidders shall make themselves familiar with the property and verify all information & data for themselves before their purchase of it. All offers and sales are subject to owners approval. Land Services Unlimited, Dustyn Hartung represent the sellers in this transaction.

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

### PROPERTY LOCATION:

The subject property is located from Fairmont, MN approx. 5 mi. S on Bixby Road/190th Avenue & 4 miles West on 70th Street.

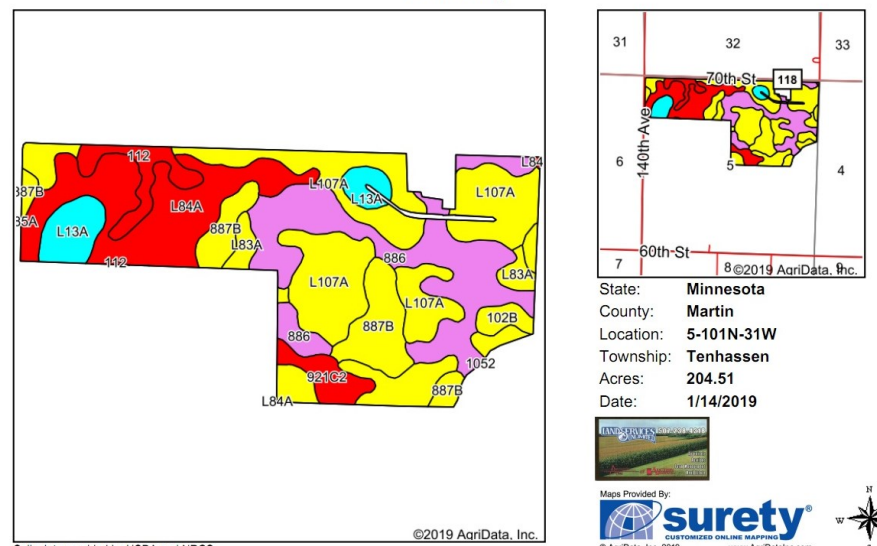
### PROPERTY LEGAL DESCRIPTION:

**SUBJECT PROPERTY:** 212.10 acres located in the NE 1/4 & N 1/2 of the NW 1/4 in Section 5 of Tenhassen Twp., Martin County, Minnesota T101N, R31W.

### REAL ESTATE SALE TERMS:

The terms of sale for this farm are based on a cash sale with possession upon closing. The successful buyer will enter into a purchase agreement & make a 20% down payment which will be made out to the Erickson, Zierke, Kuderer & Madsen Trust Account and cashed upon acceptance by the Simon Family. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements of record. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to their purchase of it. Land Services Unlimited and Sales Staff represent the seller in this transaction. For more information regarding the sale terms of the Simon Farmland, please contact Dustyn Hartung 507-236-7629.

### Soils Map



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Cor n	Soybeans	Spring wheat	n NCCPI Soybeans	
L107A	Canisteco-Glencoe complex, 0 to 2 percent slopes	70.04	34.2%				91			79	
886	Nicollet-Crippin complex	42.73	20.9%		I	100	210	60	5.2	81	
L84A	Glencoe clay loam, 0 to 1 percent slopes	36.05	17.6%		IIIw	86				78	
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	20.76	10.2%		IIe	92				82	
L13A	Klossner muck, 0 to 1 percent slopes	11.40	5.6%		IIw	77				90	
112	Harpis clay loam, 0 to 2 percent slopes	8.01	3.9%		IIw	90				77	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.13	3.0%		IIIe	87				65	
L83A	Webster clay loam, 0 to 2 percent slopes	5.09	2.5%		IIw	93				80	
102B	Clarion loam, 2 to 6 percent slopes	4.30	2.1%		IIe	95				83	
Weighted Average							91.3	43.9	12.5	1.1	n 79.8

### OWNER:

# Elsie Simon Trust Estate

### PROPERTY OFFERED EXCLUSIVELY FOR SALE BY:

#### AUCTIONEERS AND SALES STAFF

ALLEN KAHLER-CAI-MN/IA Broker #RA-41579 & B57538000

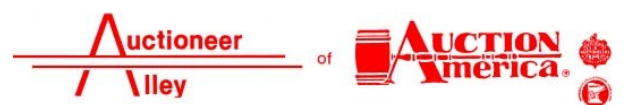
DUSTYN HARTUNG-507-236-7629

KEVIN KAHLER 507-920-8060



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Darin Haugen, Attorney

E Z ERICKSON, ZIERKE,  
K M KUDERER & MADSEN, P.A.