

# 153.54 Acres +/- in South Branch Twp, Watonwan Co., MN

# FARMLAND AUCTION

## Friday, December 18, 2020 @ 2:00 PM

**SALE LOCATION:** Auction will be held at Martin Luther High School Gymnasium at 315 Martin Luther Dr, Northrop, MN or **ONLINE** via Zoom-IF you are bidding online or by phone please contact us 48 hrs. prior to the auction to make arrangements! \*Watch website for updates!

Since we will be inside the Martin Luther HS, Covid-19 rules will apply! Social distancing rules will apply. Those attending are asked to wear masks.



### PROPERTY LOCATION:

153.54 Acres +/- located in Section 34 of South Branch Township, Watonwan Co., MN approximately 6 miles Northwest of Truman, MN.

### PROPERTY LEGAL DESCRIPTION:

W 1/2 of E 1/2 of SE 1/4 ; W 1/2 of SE 1/4 Less 6.46 AC; NE 1/4 of SW 1/4 in Section 34 of South Branch Township, Watonwan County, MN T105N, R31W.

### AUCTION SALE TERMS:

All bidders must register for a bidding number prior to bidding. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before January 29, 2021 when clear title will be furnished. 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 or agreements of record. Buyer will be responsible for 2021 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect the property prior to their purchase of it. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley/Land Services Unlimited+ and Sales Staff represent the sellers in this transaction.

### ONLINE BIDDING OPTION:

Due to the current Covid-19 regulations and rules regarding public gatherings, it is encouraged that those interested parties that do not wish to attend the auction in person use our online bidding option via Zoom. Please contact us to register for the online option AT LEAST 48 hours ahead of the auction. For those that wish to participate, but do not have access to an internet connection and would rather bid by phone, that can be arranged as well by calling 507-238-4318 at least 48 hours ahead of the auction to register and make arrangements. This property will be offered via both LIVE & ONLINE by public auction. Those parties bidding online or by phone will be required to wire transfer the earnest money and sign the purchase agreement the day of the auction. There will be NO Buyer's Premium charged to those bidding online or in person!

### AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Schwanz Family as this is a great opportunity to buy an excellent farm! If you are considering the purchase of farmland to add to your investment portfolio, this is an auction you will want to attend! 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 be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. Auctioneers & sales staff are representing the sellers. This auction is only open to registered bidders and we look forward to seeing you there! Respectfully, Dustyn Hartung and Sales Staff

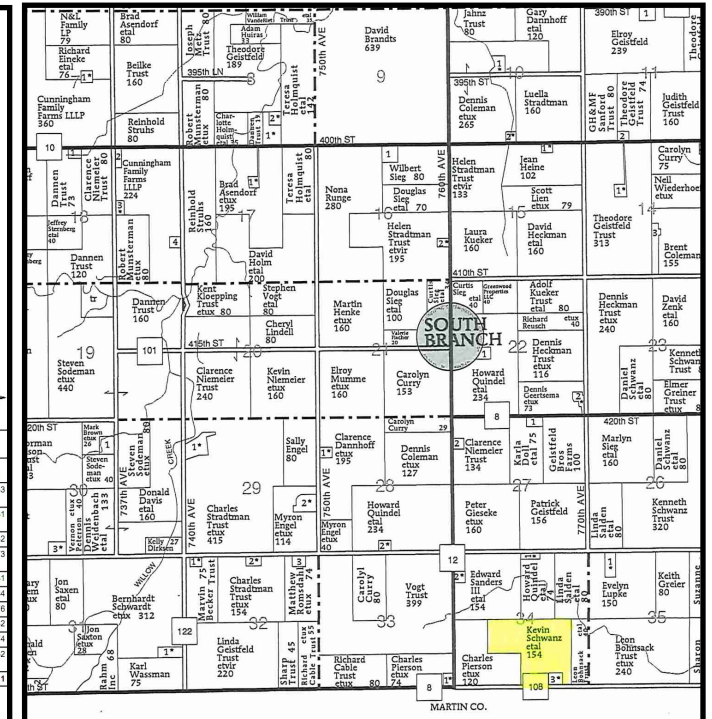


### Soils Map

State: Minnesota  
County: Watonwan  
Location: 34-105N-31W  
Township: South Branch  
Acres: 150.78  
Date: 11/24/2020

Code	Soil Description	Acres	Percent of field	PI Legend	Non-ir. Class %	Productivity Index	Corn	Soybeans	Spring wheat	% NCCPI
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	49.15	32.6%	III	92	91				83
L107A	Clarion-Glencoe complex, 0 to 2 percent slopes	40.84	27.0%	III	92	87				81
L83A	Webster clay loam, 0 to 2 percent slopes	20.79	13.8%	III	93	93				82
921C2	Clarion-Storden complex, 8 to 10 percent slopes, moderately eroded	10.44	6.9%	III	87	87				73
8B	Clarion clay loam, 0 to 2 percent slopes	8.23	5.5%	III	93	93				81
102B	Clarion loam, 2 to 6 percent slopes	7.30	4.8%	III	95	95				84
L84A	Glencoe clay loam, 0 to 1 percent slopes	6.03	4.0%	III	86	86				76
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.18	3.4%	III	99	99				82
L163A	Okoboji silt clay loam, 0 to 1 percent slopes	2.08	1.4%	III	86	86				74
920C2	Clarion-Esterville complex, 8 to 12 percent slopes, eroded	0.06	0.0%	III	70	139	39	38	52	52
<b>Weighted Average</b>					<b>91.6</b>	<b>0.1</b>				<b>81.1</b>

\*: The aggregation method is "Weighted Average using all components"  
\*: Using Capabilities Class Dominant Condition Aggregation Method



### ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT [WWW.LANDSERVICESUNLIMITED.COM](http://WWW.LANDSERVICESUNLIMITED.COM) OR CALL DUSTYN HARTUNG 507-236-7629

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

## Owners:

# Gilbert & Lucille Schwanz Estate

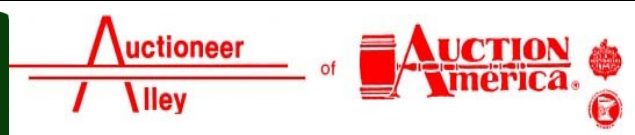
### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

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DOUG WEDEL, DAN PIKE & SCOTT CHRISTOPHER



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