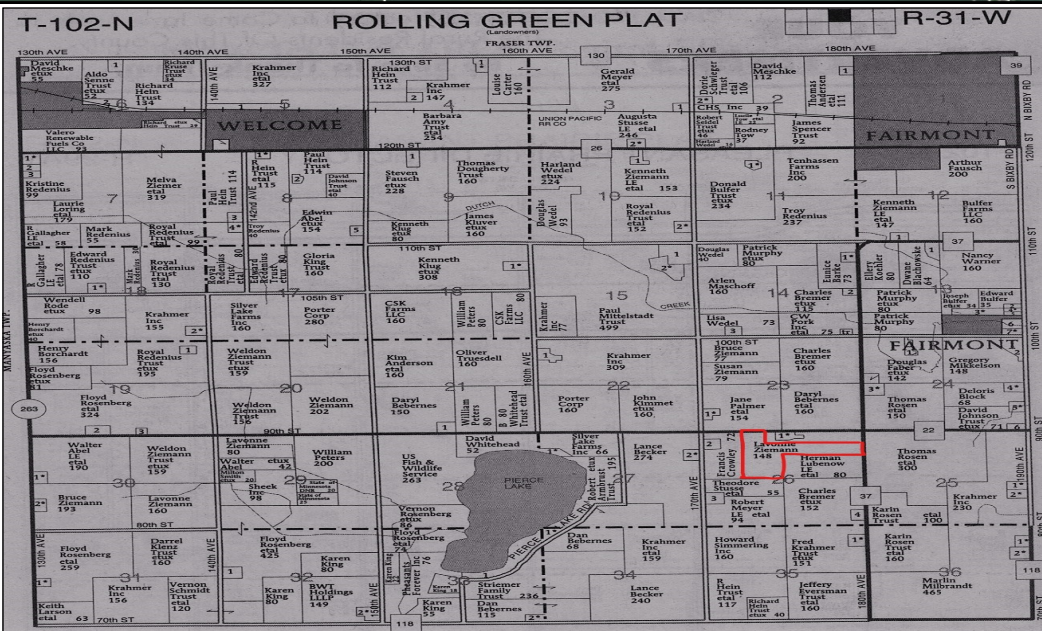


94.06 Acres +/- in Rolling Green Twp, Martin Co., MN

FARMLAND FOR SALE



ADDITIONAL PROPERTY INFORMATION:

This farm is being marketed and sold by the Private Sale Method. To receive information on price, terms, & other pertinent information, interested parties please contact Dustyn Hartung with Land Services Unlimited, Inc. at 507-236-7629. Call us today!

NOTES & COMMENTS:

We are honored to have the opportunity to work for Bruce as this is a nice opportunity to buy some Martin County Farmland that has been in their family for many years. This farmland has been well maintained by the Ziemann family and current tenants. If you are considering the purchase of bare farmland to add to your investment portfolio, please take a look at the Ziemann farm. 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 the 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

PROPERTY LOCATION:

The subject property is located from Fairmont, MN approx. 3 miles South on Bixby Road/190th Avenue & 1 mile West on 90th Street/County Road 22.

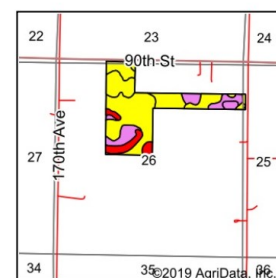
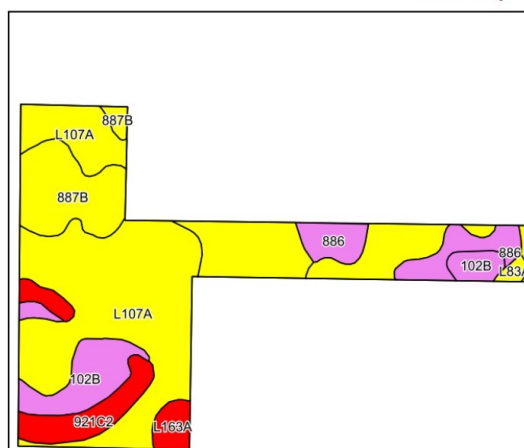
PROPERTY LEGAL DESCRIPTION:

SUBJECT PROPERTY: North 1/2 of the NE 1/4 and the East 1/2 of the NW 1/4 of Section 26, Twp. 102N, R31W, Rolling Green Township, Martin County, MN. (Tract B) on survey, containing 47.24 acres & part of the East 1/2 of the NW 1/4 of Section 26, Twp. 102N, R31W, Rolling Green Township, Martin County, MN. (Tract C) on survey containing 46.82 acres.

REAL ESTATE SALE TERMS:

The terms of sale for this farm are based on a cash sale with possession for the 2020 crop year if sold before spring planting. The successful buyer will enter into a purchase agreement & make a 20% down payment which will be made out to Land Services Unlimited, Inc. Trust Account. 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, please contact Dustyn Hartung 507-236-7629.

Soils Map



State: Minnesota
County: Martin
Location: 26-102N-31W
Township: Rolling Green
Acres: 92.68
Date: 12/14/2019



Maps Provided By:
surety
CUSTOMER ONLINE MAPS
© AgriData, Inc. 2019 www.AgridataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 16												
Code	Soil Description	Acres	Percent of field	PI Legend	Non-ir Class "c"	Productivity Index	Bromeass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	47.23	51.0%		IIw	91						79
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	19.10	20.6%		IIe	92						82
102B	Clarion loam, 2 to 6 percent slopes	9.31	10.0%		IIe	95						83
886	Nicollet-Crippin complex	7.23	7.8%		I	100	5.2	210	94	60	5.2	81
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.89	7.4%		IIe	87						65
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	2.18	2.4%		IIlw	86						77
L83A	Webster clay loam, 0 to 2 percent slopes	0.74	0.8%		IIw	93						80
Weighted Average						91.9	0.4	16.4	7.3	4.7	0.4	*n 79.1

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

OWNER:

Bruce Ziemann

PROPERTY OFFERED EXCLUSIVELY FOR SALE BY:

AUCTIONEERS AND SALES STAFF

ALLEN KAHLER-CAI-MN Broker #RA-415792

DUSTYN HARTUNG-507-236-7629

KEVIN KAHLER 507-920-8060



Auctioneer
/ Valley



105 South State Street Fairmont, MN 56031

507-238-4318