



FARMLAND AUCTION

Tuesday, November 18th @ 10 AM
Knights of Columbus Hall
920 E 10th Street, Fairmont, MN

170.29 ACRES +/SECTIONS 1, 2 & 3 OF EAST CHAIN TWP
MARTIN COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060





FARMLAND AUCTION

Tuesday, November 18, 2025 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN





105 S State Street Fairmont, MN 56031 507-238-4318

KELLANDER FARM PROPERTY INFORMATION

SALE METHOD: These parcels of bare farmland will be offered using the Buyer's Choice auction method. This method provides the bidders flexibility to purchase

auction method. This method provides the bidders flexibility to purchas individual parcels or all of them. Parcels will not be offered in their

entirety at the conclusion of the auction.

Parcel 1- 73.40 +/- Deeded Acres x The Bid Parcel 2- 96.89 +/- Deeded Acres x The Bid

*Parcel 1 will be sold by legal description. Parcel 2 will be sold by

surveyed acre.

LEGAL DESCRIPTION 1: 73.4 +/- Deeded Acres located in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ (Excepting 4.81

Acre Building Site) of Section 3, TWP 101N, Range 29W, Martin

County, MN

TAX PARCEL ID 1: 030030200

BUILDINGS 1: None

REAL ESTATE TAXES 1: 2025 (NON-HSTD) Ag Taxes = \$3,991.84

FSA INFORMATION 1: Total Deeded Acres = 73.40 +/- Acres

FSA Tillable Acres = 69.29 +/- Acres
Corn Base Acres = 40.78 +/- Acres
Corn PLC Yield = 153.00 +/- Bushels
Soybean Base Acres = 26.98 +/- Acres
Soybean PLC Yield = 46.00 +/- Bushels
Total Base Acres = 67.76 +/- Acres

PREDOMINANT SOILS 1: Canisteo-Glencoe, Clarion Storden, & Clarion Swanlake

CPI PARCEL 1: CPI= 90.8

*See Soils Map

TOPOGRAPHY 1: Level to Gently Rolling

*See Topography Map

DRAINAGE PARCEL 1: Part of JD 214 Watershed

*See County Tile Map

NRCS CLASSIFICATION 1: NHEL (Non-Highly Erodible Land)

WETLAND STATUS 1: Not Completed

AUCTIONS - REAL ESTATE - APPRAISALS





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LEGAL DESCRITPION 2: 96.89 +/- Deeded Acres located in the SW 1/4 of the NW 1/4 of Section 1,

TWP 101N, Range 29 West & The NE Fractional ¼ of Section 2, TWP 101N, Range 29W, Martin County, MN (EXCEPTING THEREFROM

the West 1635.83 feet and 3.18 Acre Building Site)

TAX PARCEL ID 2: 030010600

REAL ESTATE TAXES 2: 2025 (NON-HSTD) Ag Taxes = \$5,393.62

FSA INFORMATION 2: Total Deeded Acres = 96.89 +/- Acres FSA Tillable Acres = 95.07 +/- Acres

 Corn Base Acres
 = 56.05 +/- Acres

 Corn PLC Yield
 = 153.00 +/- Bushels

 Soybean Base Acres
 = 37.09 +/- Acres

 Soybean PLC Yield
 = 46.00 +/- Bushels

 Total Base Acres
 = 93.14 +/- Acres

PREDOMINANT SOILS 2: Canisteo-Glencoe & Clarion Swanlake

CPI PARCEL 2: CPI= 89.3
*See Soils Map

TOPOGRAPHY 2: Level to Gently Rolling *See Topography Map

DRAINAGE PARCEL 2: Part of JD 214 Watershed *See County Tile Map

NRCS CLASSIFICATION 2: NHEL (Non-Highly Erodible Land)

WETLAND STATUS 2: Not Completed

LEASE STATUS: Seller will retain all 2025 land rent. The property is opened to be farmed

by the Buyer in 2026.

FALL TILLAGE 1 & 2: The 2025 fall tillage has been completed on the farms. At the time of

closing the Buyer's will be required to reimburse the current tenant.

Parcel 1: 69.29 Acres X \$25.10= \$1,740.00 Parcel 2: 95.07 Acres X \$25.10= \$2,387.00

If there are any questions prior to the sale please call and thank you for looking! We hope to see you on auction day!

AUCTIONS - REAL ESTATE - APPRAISALS





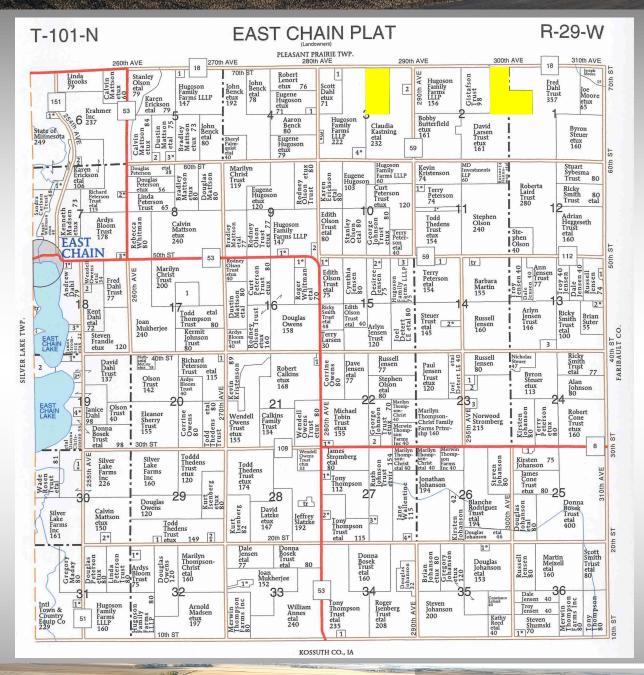
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PARCEL 1: 73.40 Acres







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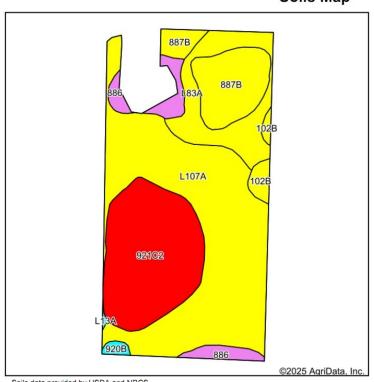
FARMILAND AUGT

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PARCEL 1

Soils Map



10©2025 AgriData, Inc State: Minnesota County: 3-101N-29W Location: **East Chain** Township: 69.29 Date: 10/15/2025





59

-290th-Ave-





Soils d	ata prov	rided by	USDA	and	NRCS

Area Sy	Area Symbol: MN091, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	31.71	45.9%		llw	91	81
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	16.64	24.0%		IIIe	87	71
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	8.06	11.6%		lle	92	82
L83A	Webster clay loam, 0 to 2 percent slopes	7.69	11.1%		llw	93	82
886	Nicollet-Crippin complex	3.36	4.8%		- 1	100	83
102B	Clarion loam, 2 to 6 percent slopes	1.31	1.9%		lle	95	83
920B	Clarion-Estherville complex, 2 to 6 percent slopes	0.44	0.6%		lle	76	63
L13A	Klossner muck, 0 to 1 percent slopes	0.08	0.1%		IIIw	77	84
		2.19	90.8	*n 78.8			





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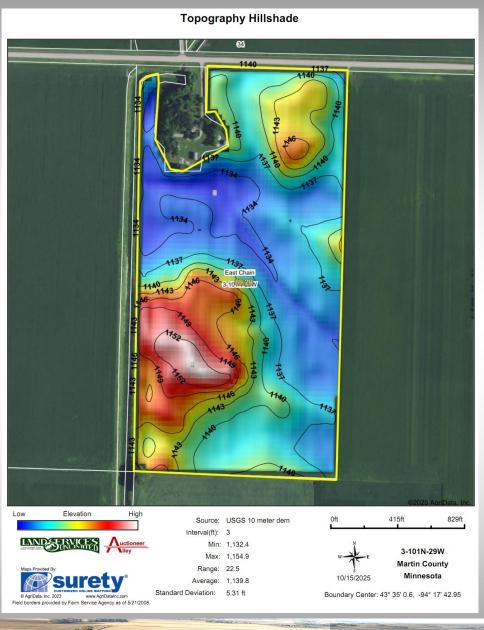
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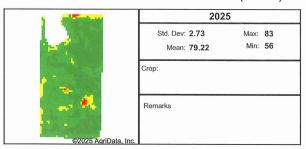
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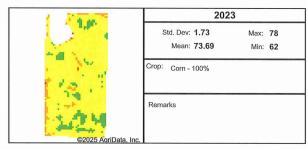
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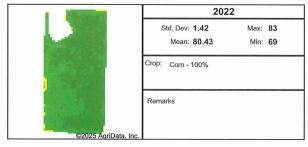
PARCEL 1 NDVI Maps

Max Plant Growth(NDVI) Multi-year



	Std. Dev: 6.87		
	Mean: 75.37	Max: Min:	
10	Crop: Soybeans - 100%		
) \\ \psi \(\psi \)	Remarks		





Client:	
Farm:	
Field:	
Date: 10/15/2025	
Acres: 69.29	
0	
State: MN	
County: Martin	
Location: 3-101N-29W	
Township: East Chain	
Boundary Center: 43° 35' 0.6, -94° 17' 42.95	

_	Value
High	86 - 120
S	81 - 85
BIOMASS	76 - 80
M	71 - 75
ě 🔽	66 - 70
9	61 - 65
F	51 - 60
RELATIVE	41 - 50
	21 - 40
Low	1 - 20
	0 - 0

Soils Weighted Average Productivity Index: 90.8

Elevation (feet)

Min: 1,132.4 Max: 1,154.9 Range: 22.5 Mean: 1,139.8 Std Dev: 5.3









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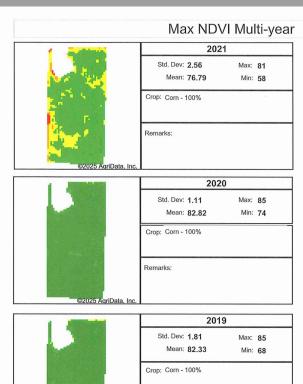
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PARCEL 1 NDVI Maps



	201	8
	Std. Dev: 2.9	Max: 85
	Mean: 81.4	Min: 58
14	Crop: Corn - 100%	
and the second		

Remarks

Client:
Farm:
Field:
Date: 10/15/2025
Acres: 69.29
State: MN
County: Martin
Location: 3-101N-29W
Township: East Chain
Boundary Center: 43° 35' 0.6, -94° 17' 42.95

_		Value
High		86 - 120
S		81 - 85
BIOMASS		76 - 80
N		71 - 75
	1,000	66 - 70
\mathbb{R}		61 - 65
RELATIVE		51 - 60
П		41 - 50
		21 - 40
Low		1 - 20
		0 - 0

Soils Weighted Average Productivity Index: 90.8

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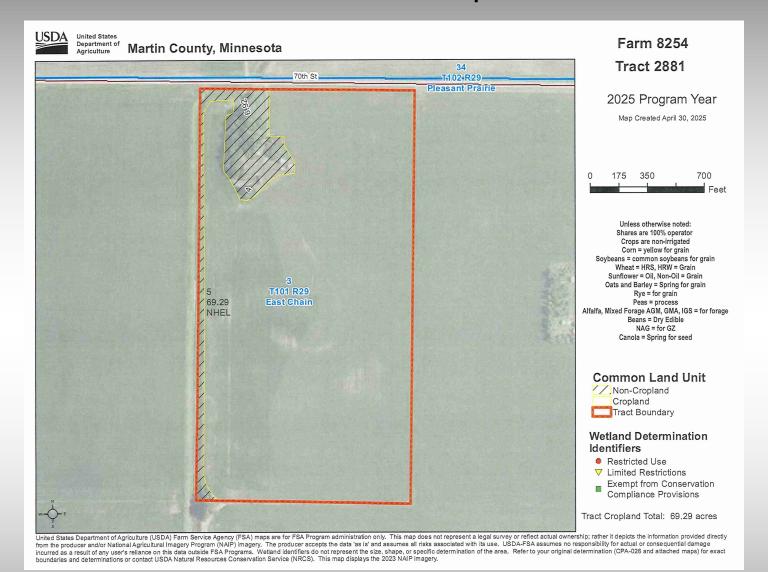
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PARCEL 1 FSA Map







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PARCEL 1 FSA Information

MINNESOTA

MARTIN

Form: FSA-156EZ

Abbreviated 156 Farm Record

FARM: 8254

Prepared: 9/30/25 2:42 PM CST

Crop Year: 2026

Operator Name

CRP Contract Number(s)

Transferred From

: None : Eligible

: None

ARCPLC G/I/F Eligibility

Farm I and Data

			Mary Mary Mary Street						
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
175.29	164.36	164.36	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP	ffective DCP Cropland		Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	164.3	6 0.00		00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual ARC County **Price Loss Coverage** CORN, SOYBN None None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	96.83	0.00	153	
Soybeans	64.07	0.00	46	
TOTAL	160.90	0.00		

TOTAL

NOTES

Tract Number : 2881

Description : W2 NE4 (3)EC : MINNESOTA/MARTIN

ANSI Physical Location : MINNESOTA/MARTIN

BIA Unit Range Number

: NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations

: THE TRUST AGREEMENT OF MAURICE AND VERNA KELLANDER Other Producers : None

Recon ID

: None

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.21	69.29	69.29	0.00	0.00	0.00	0.00	0.0





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PARCEL 1 FSA Information

MINNESOTA

TOTAL

Form: FSA-156EZ

MARTIN

United States Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 8254

Prepared: 9/30/25 2:42 PM CST

Crop Year: 2026

Tract 2881 Continued

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	69.29	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	40.78	0.00	153
Soybeans	26.98	0.00	46

NOTES

0.00

67.76





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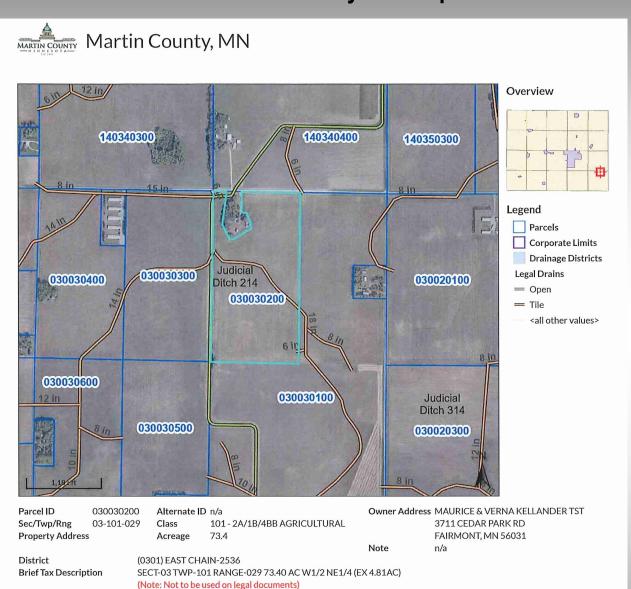
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PARCEL 1 County Tile Map







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Martin County, MN

Summary

Class District

Parcel ID Property Address

030030200 03-101-029

Sec/Twp/Rng Description

SECT-03 TWP-101 RANGE-029 73.40 AC W1/2 NE1/4 (EX 4.81AC)

Deeded Acres

101-2A/1B/4BB AGRICULTURAL; (0301) EAST CHAIN-2536

School District Neighborhood Neighborhood

00000300-EAST CHAIN

* The Class code is the Assessor's Office determination of the use of the property for the current assessment year and is not the same as the property's zoning

* Please contact the zoning authority for information regarding zoning

Owner

Primary Owner MALIRICE & VERNA KELL ANDER TST 3711 CEDAR PARK RD FAIRMONT MN 56031

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	68.53
2025	2		TILL A2 75-85 CPI	0.55
2025	3		WASTE/DITCH/BUFFER	3.07
2025	4		ROAD	1.25

Valuation

Assessed Year	2025	2024	2023	2022
+ Total Estimated Building Value	\$0	\$0	\$0	\$0
Estimated Dwelling Value				
Estimated Extra Features Value				
+ Total Estimated Land Value	\$764,500	\$833,700	\$833,700	\$569,800
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$764,500	\$833,700	\$833,700	\$569,800
% Change	-8.30%	0.00%	46.31%	-
Estimated HGA Value	\$0	\$0	\$0	\$0

HGA is the house, garage, and first acre of an agricultural homesteaded property.

Taxation

		2025 Payable	2024 Payable	2023 Payable	2022 Payable
	Classification	101 - 2A/1B/4BB	101 - 2A/1B/4BB	101 - 2A/1B/4BB	101 - 2A/1B/4BB
		AGRICULTURAL	AGRICULTURAL	AGRICULTURAL	AGRICULTURAL
	Estimated Market Value	\$833,700	\$833,700	\$569,800	\$527,500
÷	Excluded Value	\$0	\$0	\$0	\$0
-	Homestead Exclusion	\$0	\$0	\$0	\$0
=	Taxable Market Value	\$833,700	\$833,700	\$569,800	\$527,500
	Net Taxes Due	\$3,991.84	\$3,532.00	\$3,064.00	\$3,137.90
+	Special Assessments	\$456.16	\$0.00	\$0.00	\$304.10
=	Total Taxes Due	\$4,448.00	\$3,532.00	\$3,064.00	\$3,442.00
%	Change	25.93%	15.27%	-10.98%	4.30%





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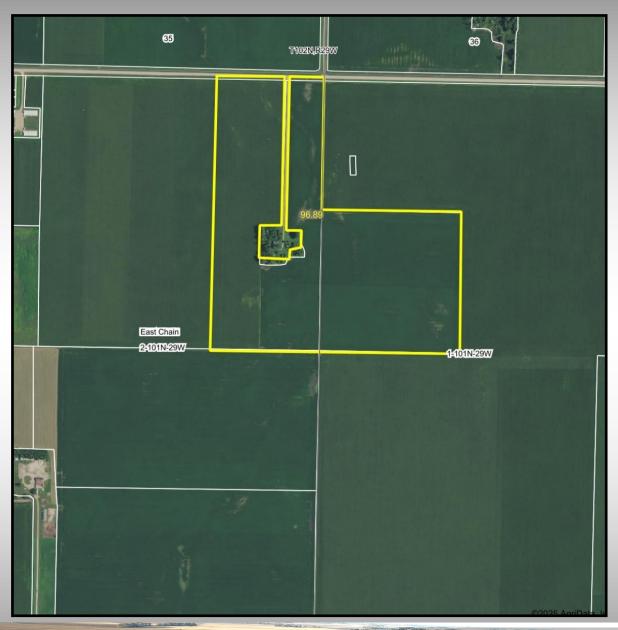
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PARCEL 2: 96.89 Acres







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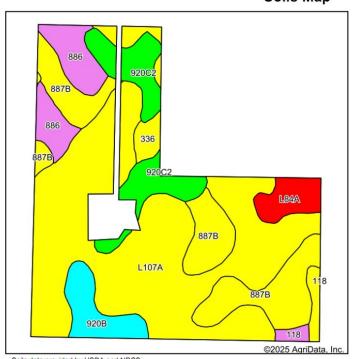
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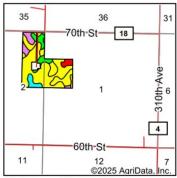
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PARCEL 2

Soils Map





 State:
 Minnesota

 County:
 Martin

 Location:
 1-101N-29W

 Township:
 East Chain

 Acres:
 95.07

 Date:
 10/15/2025









Soils data provided	by USDA and	NRCS.
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Area Sy	mbol: MN091, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	51.72	54.3%		llw	91	81
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920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	8.89	9.4%		IIIe	73	61
886	Nicollet-Crippin complex	6.65	7.0%		1	100	83
920B	Clarion-Estherville complex, 2 to 6 percent slopes	4.73	5.0%		lle	76	63
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.39	3.6%		Illw	86	76
336	Delft clay loam, 0 to 2 percent slopes	1.78	1.9%		llw	94	79
118	Crippin loam, 1 to 3 percent slopes	0.70	0.7%		le	100	86
			Weight	ted Average	2.05	89.3	*n 78.4

^{*}n: The aggregation method is "Weighted Average using all components"

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method





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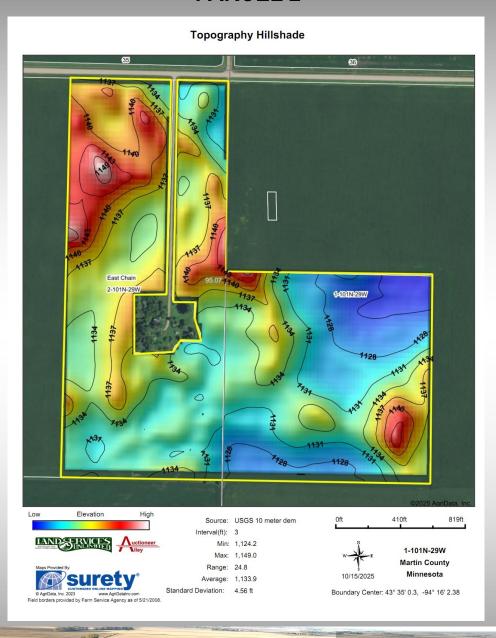
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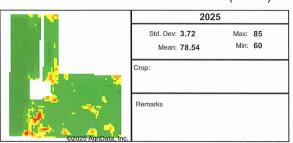
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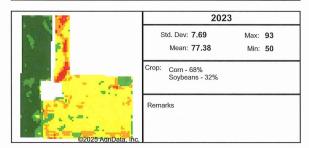
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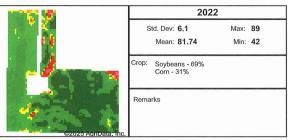
PARCEL 2 NDVI Maps





the state of the s	2024			
. 25	Std. Dev: 7.36 Mean: 69.14	Max: 82 Min: 35		
N. Carlot	Crop: Soybeans - 60% Corn - 40%			
To a	Remarks			





Client:
Farm:
Field:
Date: 10/15/2025
Acres: 95.07
State: MN
County: Martin
Location: 1-101N-29W
Township: East Chain
Boundary Center: 43° 35' 0.3, -94° 16' 2.38

_	Value
High	86 - 120
S S	81 - 85
BIOMASS	76 - 80
5	71 - 75
ă	66 - 70
J	61 - 65
RELATIVE	51 - 60
	41 - 50
	21 - 40
<u></u>	1 - 20
	0 - 0

Soils Weighted Average

Productivity Index: 89.3

Elevation (feet)

Min: 1,124.2 Max: 1,149.0 Range: 24.8

Mean: 1,133.9 Std Dev: 4.6









105 S State Street, Fairmont, MN 56031-507-238-4318

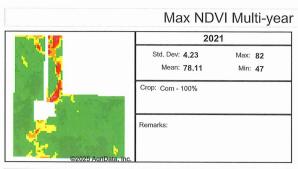
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LEAH HARTUNG 507-236-8786
KEVIN KAHLER 507-920-8060
ALLEN, RYAN & CHRIS KAHLER &
DOUG WEDEL

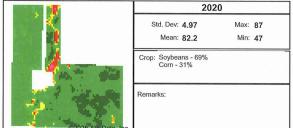
FARMLAND AUCTION

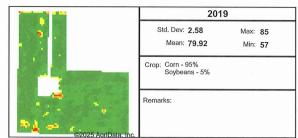
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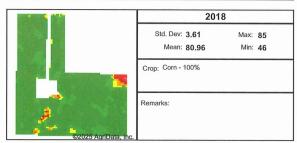
SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 2 NDVI Maps









Client:	
Farm:	
Field:	
Date: 10/15/2025	
Acres: 95.07	
State: MN	
County: Martin	
Location: 1-101N-29W	
Township: East Chain	
Boundary Center: 43° 35' 0.3 -94° 16' 2.38	

_	Value
High High	86 - 120
S	81 - 85
BIOMASS	76 - 80
	71 - 75
ğ 📃	66 - 70
KELATIVE	61 - 65
	51 - 60
	41 - 50
	21 - 40
Š	1 - 20
	0 - 0

Soils Weighted Average Productivity Index: 89.3

Elevation (feet)
Min: 1,124.2
Max: 1,149.0
Range: 24.8
Mean: 1,133.9
Std Dev: 4.6







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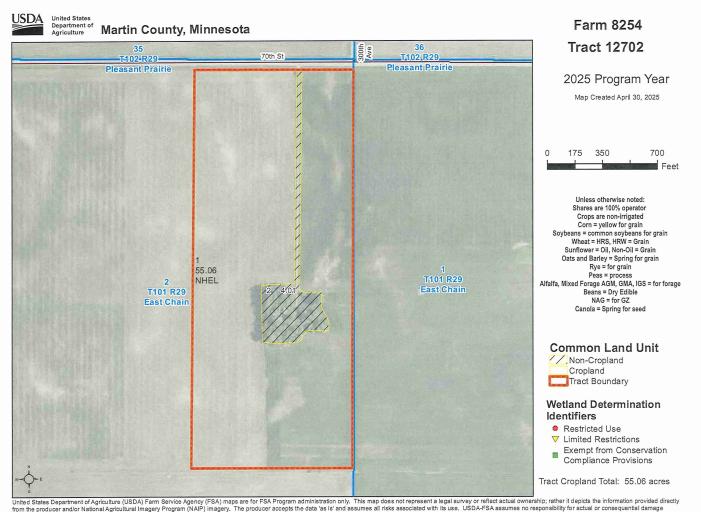
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PARCEL 2 FSA Map



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not repensent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.





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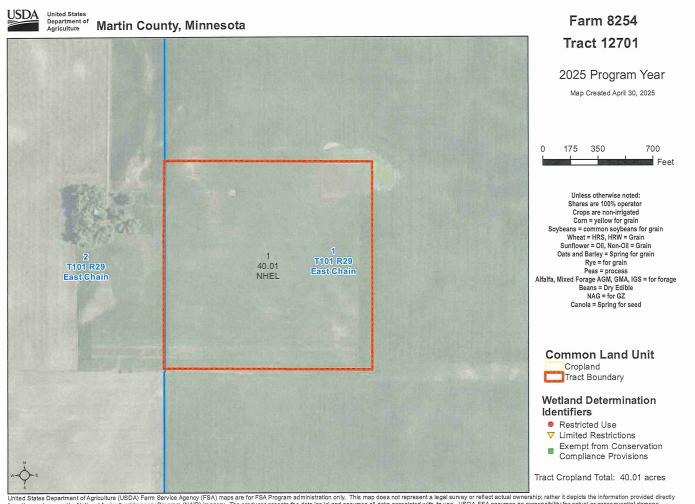
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PARCEL 2 FSA Information

MINNESOTA MARTIN Prepared: 9/30/25 2:42 PM CST Form: FSA-156EZ Crop Year: 2026 Abbreviated 156 Farm Record Tract Number Description : E2 NE4 (2)EC FSA Physical Location MINNESOTA/MARTIN ANSI Physical Location HEL Status NHEL: No agricultural commodity planted on undetermined field : Wetland determinations not complete Wetland Status WL Violations : None : THE TRUST AGREEMENT OF MAURICE AND VERNA KELLANDER Owners Other Producers : None Recon ID **Tract Land Data** Farm Land Cropland DCP Cropland WBP EWP WRP GRP Sugarcane 0.00 55.06 0.00 0.00 0.00 59.07 55.06 Effective DCP Cropland Double Cropped DCP Ag. Rel Activity SOD 0.00 0.00 0.00 55.06 0.00 0.00 Crop Name Base Acres CCC-505 CRP Reduction Acres PLC Yield Corn 32.46 Soybear 21.48 TOTAL 53.94

Tract Number	: 12701							
Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Nu HEL Status Wetland Status WL Violations Owners Other Producers Recon ID	tion : MINNE ation : MINNE mber : : NHEL: : Wetlar : None	IW4 (1)EC SOTAMARTIN ESOTA/MARTIN No agricultural commodity pl d determinations not comple RUST AGREEMENT OF MA	te		ł.			
			Tract Land Da	ta				
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	
40.01	40.01	40.01	0.00	0.00	0.00	0.00	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD	
0.00	0.00	40.01	0.00	0.00	0.00	0.00	0.00	
			DCP Crop Dat	а				
Crop Name		Base Acres	cce	C-505 CRP Rec	luction Acres	PLC Yie	ld	
Corn		23.59		0.00		153		
Soybeans		15.61		0.00		46	46	
TOTAL		39.20	-		0.00	-		





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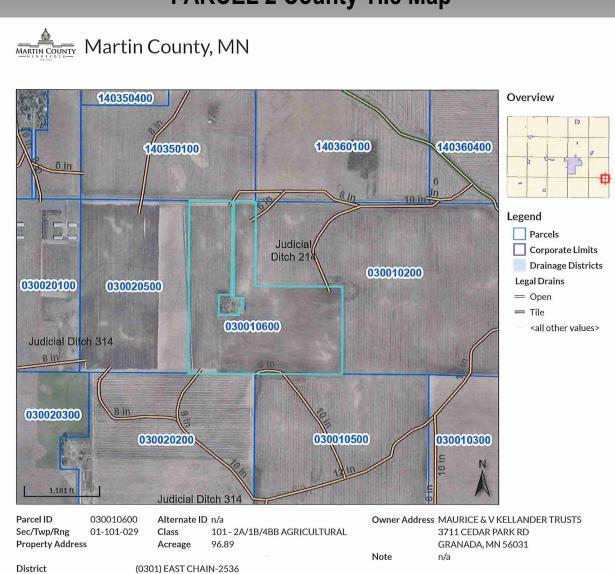
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PARCEL 2 County Tile Map





Brief Tax Description



SECT-01 TWP-101 RANGE-029 96.89 AC SW1/4 NW1/4 SEC 1 & NE1/4(EX W 1635.83')&(EX 3.18AC)SEC 2 96.89AC

105 S State Street, Fairmont, MN 56031-507-238-4318

(Note: Not to be used on legal documents)

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Tuesday, November 18, 2025 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

Martin County, MN

Summary

Parcel ID Property Address

01-101-029 Sec/Twp/Rng

Brief Tax SECT-01 TWP-101 RANGE-029 96.89 AC SW1/4 NW1/4 SEC

96.89 101-2A/1B/4BB AGRICULTURAL; (0301) EAST CHAIN-2536

Class District School District

Neighborhood Neighborhood Group Appraiser

Roll Type

JEREMIAH

* The Class code is the Assessor's Office determination of the use of the property for the current assessment year and is not the same as the property's zoning

* Please contact the zoning authority for information regarding zoning

00000300-EAST CHAIN

Primary Owner
MAURICE & V KELLANDER TRUSTS 3711 CEDAR PARK RD

GRANADA MN 56031

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	81.22
2025	2		TILL A2 75-85 CPI	13.67
2025	3		WASTE/DITCH/BUFFER	0.87
2025	4		ROAD	1.13

Extra Features

Card	Seq	HGA	Code	Description	Year Built	Eff. Year Built	Width	Length	Area	Height	RCNLD	% Ownership
805	2		004411	JUNK BIN NV	1900	1900	0	0	1	0	0	100
804	1		002500	RURAL OUTBUILDINGS	1900	1900	16	12	192	0	0	100

Valuation

Assessed Year	2025	2024	2023	2022
+ Total Estimated Building Value	\$0	\$0	\$0	\$0
Estimated Dwelling Value				
Estimated Extra Features Value	\$0	\$0	\$0	\$0
+ Total Estimated Land Value	\$1,031,600	\$1,126,500	\$1,126,500	\$770,900
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,031,600	\$1,126,500	\$1,126,500	\$770,900
% Change	-8.42%	0.00%	46.13%	-
Estimated HGA Value	\$0	\$0	\$0	\$0

HGA is the house, garage, and first acre of an agricultural homesteaded property.

Taxation

	2025 Payable	2024 Payable	2023 Payable	2022 Payable
Classification	101 - 2A/1B/4BB	101 - 2A/1B/4BB	101 - 2A/1B/4BB	101 - 2A/1B/4BB
	AGRICULTURAL	AGRICULTURAL	AGRICULTURAL	AGRICULTURAL
Estimated Market Value	\$1,126,500	\$1,126,500	\$770,900	\$715,100
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,126,500	\$1,126,500	\$770,900	\$715,100
Net Taxes Due	\$5,393.62	\$4,772.00	\$4,146.00	\$4,252.44
+ Special Assessments	\$326.38	\$0.00	\$0.00	\$217.56
= Total Taxes Due	\$5,720.00	\$4,772.00	\$4,146.00	\$4,470.00
% Change	19.87%	15.10%	-7.25%	16.29%





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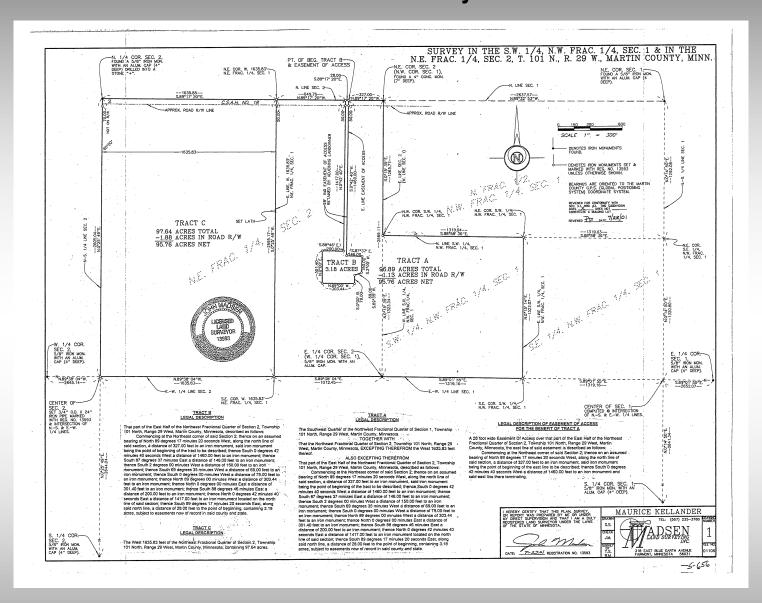
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PARCEL 2 Survey







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105 S State Street Fairmont, MN 56031 507-238-4318

AUCTION INFORMATION

AGENCY: Auctioneer Alley & Land Services Unlimited+ and its agents represent the seller.

TERMS: These parcels of bare farmland will be offered using the Buyer's Choice auction method. This method provides the bidders flexibility to purchase individual parcels or all of them. Buyer's Choice auctioning will continue until both parcels have been purchased. Parcels will not be offered in their entirety at the conclusion of the auction. Parcel 1 73.40 +/- & Parcel 2 96.89 +/- Deeded Acres x The Bid. All bidders must register for a bidding number prior to bidding on sale day. 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before December 24, 2025, on Parcel #1 and on or before January 7, 2026 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and down payment is NON-REFUNDABLE. There will be a 2% buyer's premium added onto the final sales price at the conclusion of the auction. The property is open to be farmed by the Buyer in 2026. Seller will keep all 2025 farm income and pay all 2025 property tax. All real estate taxed thereafter to be paid by Buyer. 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. Any statements made at the auction may take precedence over any printed information. This sale is subject to the Seller's approval. Auctioneer Alley, Land Services Unlimited+ & Sales Staff represent the Sellers in this transaction.

CONDITIONS: The property is being sold AS IS-WHERE IS. The information provided in this brochure is deemed reliable, but the auctioneer makes no guarantees as to its accuracy. It is the interested bidder's obligation to inspect the property prior to their purchase of it and to rely on their own conclusions. 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. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer.

CONTRACTS & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a purchase agreement/ real estate contract and provide funds for the earnest money to be deposited with the real estate company or sellers designated escrow agent the day of the sale. The seller will provide an updated abstract or owners title insurance commitment at their expense.

ONLINE BIDDING INFORMATION:

To bid online go to auctioneeralley.com and click on the auction you would like to bid on or download our mobile app on your smart phone or tablet.

Click the bid now button to enter the sale of your choice.

Click register to bid to be allowed to bid and sign in with your username and password. If you do not have a user account, please make one prior to the auction or you won't be allowed to bid.

If you need help, please feel free to contact Dustyn Hartung prior to the sale 507-236-7629. For those that can't attend sale day and aren't able to bid online, please make arrangements with sales staff 24 hours ahead of the auction to bid by phone.

AUCTIONS - REAL ESTATE - APPRAISALS





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