

# MARTIN COUNTY LAND



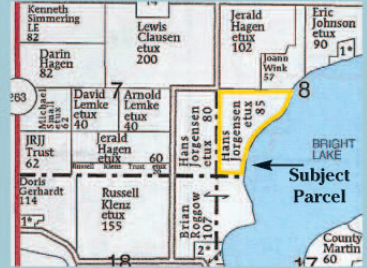
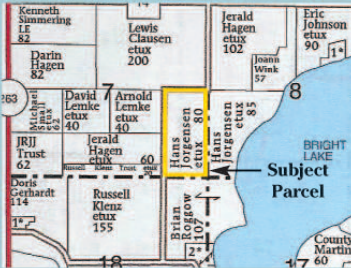
# AUCTION

**Thursday, August 12, 2021**

**Sale Starts 10:00 A.M.**

**Sale Located:** Legends II (Back Room), Ceylon, MN 56121

**SELLING: Parcel 1: 80 ACRES  
Parcel 2: 84 ACRES**



## PARCEL 1 F.S.A. INFORMATION

Total Acres .....	80 Acres
Tillable Acres .....	77.08 Acres
Corn Base.....	67.82 Acres
Corn Yield.....	166 Bush.
Soybean Base .....	8.5 Acres
Soybean Yield.....	50 Bush.
Prodex Rating .....	93.4
Property Tax .....	\$3,254 per year

## TAXES

Taxes are \$3,254 per year Parcel 1 and \$2,660 per year in Parcel 2. Taxes will be prorated to date of closing. Buyers to assume all further taxes on property.

## AUCTION NOTE

This is an excellent opportunity to purchase farmland with an 93.4 CSR2 rating. The Jorgensen / Kruschke family has owned this farmland since 1946 and has decided at this time, to sell the property. Parcel 2 has 34 acres of wetland and borders Bright Lake great for hunting / fishing / recreation. (Acreage is owned by a third party and not for sale) The farms have good surface drainage. Call for more info or complete packet. See you sale day.

## LEGAL DESCRIPTION

**Parcel 1:** East Half (E 1/2) of South East Quarter (SE 1/4) Section 7, Tenhassen Township, Martin County, MN

**Parcel 2:** West 1/2 of the South West Quarter (SW 1/4) of Section 8, Tenhassen Township, Martin County MN. Exact legal descriptions in Abstract.

**Physical Description:** From Ceylon, MN go 1/2 mile east to curve north and continue 2-1/2 miles to 60th St., then 1 mile east to 140th Ave., then 1/2 mile south to farm location.

## PARCEL 2 F.S.A. INFORMATION

Total Acres .....	84 Acres
Tillable Acres .....	50.36 Acres
Wetland Acres .....	34.1 Acres
Corn Base .....	44.74 Acres
Corn Yield .....	166 / Bush.
Soybean Base .....	5.62 Acres
Soybean Yield .....	50 Bush.
Prodex Rating (tillable) .....	91.9
Prodex Rating (non-tillable) .....	71.4
Property Tax .....	\$2,660 per year

## TERMS ON LAND

10% nonrefundable payment, per parcel, due day of the sale, with balance due on or before Oct. 13th, 2021, or when title is ready. Full terms of the purchase contract available day of sale. Sale subject to tenant's rights, current tenant has lease through 2021. The current lease will be terminated by sellers. Property Taxes will be prorated to the date of closing. Sellers guarantee a clear and merchantable title on the property at closing. All prospective buyers are encouraged to inspect and verify all information provided herein. Property being sold in "AS IS" condition. Final sale is subject to the Sellers approval or rejection. Auction staff and attorneys represent sellers for this transaction. Any announcements made on sale day take precedence over written material.

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

**HOWELL  
Real Estate  
& Auction**

220 Central Avenue  
Estherville, IA  
712-362-4844

Larry Howell - 712-260-9693  
Mark Howell - 712-260-9690  
Gary Helmers - 507-236-2921

**Kruschke Family - Owners**

Darrin Haugen - Attorney