

MARTIN COUNTY LAND

AUCTION

Monday Evening, November 23rd, 2015

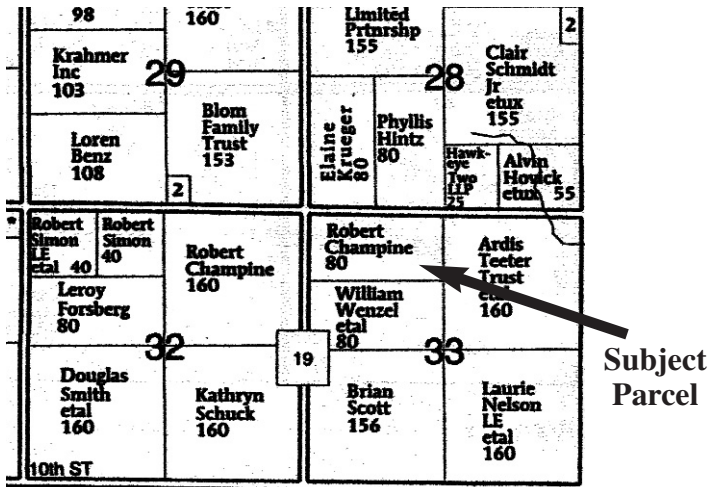
Sale Starts 6:00 P.M.

Sale Located: Ceylon Legion Building – Ceylon MN

Farm Located: 3 miles west of Ceylon on County Hwy #8, then 1 ½ miles south on 90th Avenue to farm site.

SELLING 80 ACRES

(More or less)



TERMS

10% nonrefundable down payment day of the sale with balance due on or before December 30th 2015 or January 5th 2016 to suit the buyer. Buyers will sign a real estate contract at conclusion of the auction that will contain the purchase terms. Sellers & Tenant to keep any rents or crops for the 2015 crop year. Lease has been terminated, with buyer having full rights to farm in the 2016 crop year. Buyer to do fall tillage if possible this fall. This Property is being sold in "AS IS" condition. Final sale is subject to the seller's approval or rejection. All prospective buyers are encouraged to inspect and verify all information provided herein. Auction staff and attorneys, represents the sellers for this transaction. Any announcements made sale day take precedence over written material.

LEGAL DESCRIPTION

North half (N ½) of the Northwest Quarter (NW ¼) of Section 33, Lake Belt twp. Martin County MN.

F.S.A. INFORMATION

Total Acres.....	80 Acres
Tillable Acres	75.09 Acres
Corn Base.....	37.2 Acres
Corn Yield.....	157 Bus.
Soybean Base	37.2 Acres
Soybean Yield	44 Bus.
CER Rating	91.1
Property Tax.....	\$2974.00 per year

TAXES

Taxes are \$2974.00 per year. Sellers will pay property taxes due November 2015, to bring the taxes up to date to December 31st. 2015. Buyer will assume all taxes beyond January 1, 2016.

AUCTION NOTE

The Auction staff is pleased to be handling the Champine Family Land Auction. This is a century farm that has been in the Champine family for around 125 years. This is an excellent farm with a 91.1 CSR rating that carries very good soils and excellent production history. Call Auction Staff for more information or full farm packets, see you sale day.

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Ray Champine Estate

Robert (Bob) Champine & Veryl Champine– Owners

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Jim Wilson Attorney for the Estate