

Rock Co. Minnesota Farmland, Grain Facility & Machine Shed / Shop

PUBLIC AUCTION

**72 +/- Acres of Choice Clinton Twp. Farmland Offered in 2 Tracts
150,000+ Bu. Of Grain Storage & Drying System & 2 Machine Sheds / Shop**

**Wednesday, February 14, 2018
AUCTION BEGINS 1:30 PM • LUVERNE, MN**



LOCATION OF TRACT 1 & 2 (LAND & BUILDINGS): 1154 51st Street Luverne, MN. Or From Luverne go South 5 Miles on Highway 75, 1 ½ Miles West on 51st St. or From Steen Corner on Highway 270 go 2 miles North on Co. RD 11 (100th Ave) and 1 ½ East on 51st St.

LOCATION OF TRACT 3: From Luverne go 4 Miles South on Highway 75 and ½ mile West on 61st St. Or From Steen Corner on Highway 270 go 3 miles North on Co. Rd 11 (100th Ave.) and 2 ½ miles East on 61st St.

ALL TRACTS WILL BE SOLD AT BUILDING SITE LOCATED AT 1154 51ST ST. WATCH FOR AUCTION SIGNS.

TRACT 1 & 2 LEGAL DESCRIPTION: Sect-16, Twp-101, Range 45, NW ¼ of NE ¼ Excluding W 934' of N 934' and the W 934' of N 934' of NE ¼ Excluding N 470' of W 203' Approx. 35 acres of Farmland & + 2.5 acres building site)

BUILDING SITE DESCRIPTION (TRACT 1): Approximately 2.5 acres consisting of a 2001 SBI 72' X 120' machine shed w/ 16' sidewalls with 45' being shop area with floor drain, office area w/ bathroom. Shop area is insulated and heated with radiant heat. 2008 SBI 60' X 90' machine shed with 18' sidewalls. Grain storage facility consist of (4) Sioux 42' grain bins, (1) GSI 30' grain bin, (1) Butler 24' grain bin, GSI 1116 batch dryer (700 bu./hr.) Dump pit w/ 12" Sudenga auger to holding bin, 12" Sudenga unloading truck auger and all bins are connected with overhead augers and all augers are electric driven w/ 3 phase power. LP tanks are leased.

LAND DESCRIPTION (TRACT 2): This is a productive, 35 +/- acre tract that consists of 34 +/- acres of tillable acres According to Rock Co. Assessors Office this tract has a CER rating of 94.28.

TRACT 3 LEGAL DESCRIPTION: Section 10- Twp.- 101 Range 45. NE ¼ of NW ¼ Excluding W 360' of N 360'

LAND DESCRIPTION: This is a productive 37.02 acre tract consisting of 36.30 acres of tillable acres with the balance being roadway and ditch. According to Rock Co. Assessor's Office this tract has a CER rating of 95.16.

CORN/SOYBEAN BASE & YIELD: The corn base on tract 1 is 25.65 acres, tract 2 is 26.69 acres with both tract having a PLC yield of 174 bu. Soybean base on tract 1 is 9.92 and tract 2 is 10.62 acres with both having a PLC yields of 49 bu.

TAXES: Current taxes on tract 1 & 2 are \$2370.00 and tract 3 current taxes are \$1646.00. Taxes reflect Agri Non-Homestead status. Taxes due and payable in 2018 will be pro-rated.

POSSESSION: Possession will be given at closing. Land will be available for 2018 crop year.

TERMS: 10% down (non-refundable) immediately after auction. Buyer will be required to sign a purchase agreement at time of auction with the balance due and payable on or before March 30, 2018 when a clear and marketable abstract of title and warranty deed will be delivered to the buyer. Elbers Auction Service represents the sellers only in this transaction. Property is being offered "AS IS" with no warranty given or implied as to the condition or use of property. This property is being offered as a cash only sale with no financing contingency. Although every effort has been made to the accuracy of the information given, all potential buyers are encouraged to verify all information given. Property is offer for sale subject to any easements, restrictions, reservations or right of way easements of record if any. Sale of property is subject to owner's confirmation. Any announcements made the day of auction will take precedence over any printed material. For more information, land data & maps they are available on request, by contacting one of the auctioneers or by visiting website at www.elbersauction.com

AUCTIONEERS NOTE: It is a pleasure for us to offer these very attractive tracts of farmland and grain handling facility. This is an excellent opportunity to purchase a productive tract of farmland that would be a great addition to your current farming operation or as in investment in some farmland. If you are in the market for 2 very desirable tracts of farmland or need extra grain drying and storage you don't want to miss this auction.

BLUE MOUND FAMILY FARMS LLC

RED ROCK RIDGE LLC & HUP FARMS INC., OWNER

DAMON T. EISMA, ATTORNEY FOR SELLER

For more information, contact:

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"Quality Auctions Since 1988"

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