

**PRIME DENVER TOWNSHIP FARMLAND**

# **PUBLIC AUCTION**

**140.28 +/- Acres of Very High Productive Denver Twp, Rock Co. MN. Farmland**

**Location of Land: From Hardwick Corner on Highway 75 go 3 Miles West on Co. RD 7 (201th St.) & ½ mile north on 100th Ave. Land will be sold at the farm location. Watch for Auction Signs.**

**Thursday, November 16, 2017**

**AUCTION BEGINS 10:00 AM**

**MORE INFORMATION, MAPS & LAND DATA  
AT [WWW.ELBERSAUCTION.COM](http://WWW.ELBERSAUCTION.COM)**

**LEGAL DESCRIPTION:** N ½ of NE ¼, Less .57 ac. CSAH 11 & S ½ of NE ¼ Exc. E 906' of S 948' Less .14 Ac. CSAH # 11 Section-30, Twp-104N, Range 45W, Denver Township, Rock Co. MN. (to be surveyed)

**GENERAL DESCRIPTION:** This is a very productive, well tiled 140.28 +/- acre tract that consists of 136.30 acres of tillable acres, and 5.98 acres of Wind tower, roadways and ditches. According to Rock Co. Assessors Office this tract has a CER rating of 96.58. This tract of land has had the maximum manure applied for 15+ years and has very fertile (soil test available). Tract does not contain a wetland. Predominate soil types are Trent silty clay loam, Marcus silty clay loam and Splitrock silty clay loam. There is a wind tower located on the west end.

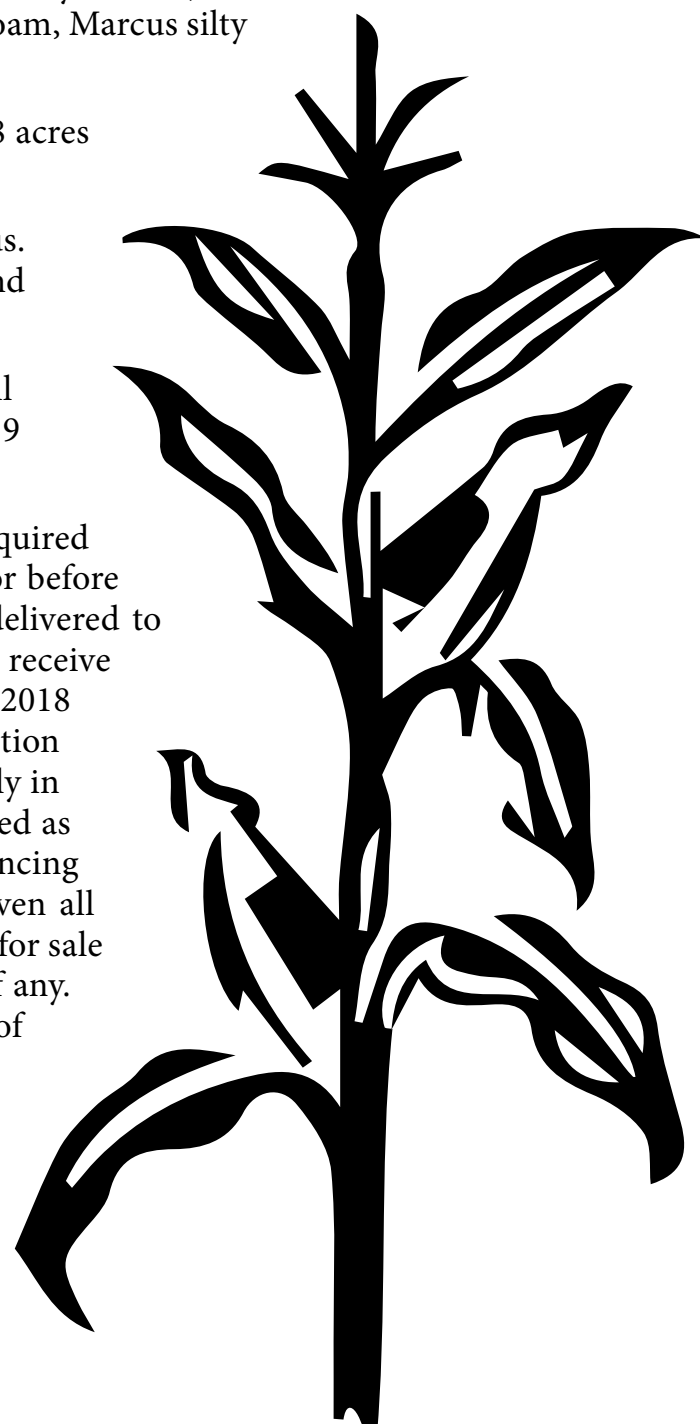
**CORN/SOYBEAN BASE & YIELD:** The corn base on this tract is 69.8 acres with a PLC Yield of 165 bu. Soybean base of 66.6 acres with A PLC Yield of 43 bu.

**TAXES:** Current Real Estate Taxes are \$3820.00. Taxes reflect Agri- Homestead status. Taxes due and payable in 2017 will be paid by seller and taxes due and payable 2018 and beyond will be paid by buyer.

**POSSESSION:** Land will be subject to current lease for 2018. The buyer will receive the crop lease payment for 2018 crop year and the wind tower payment in 2019 for year 2018

**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 Jan 5, 2018 when a clear and marketable abstract of title and warranty deed will be delivered to the buyer. Survey to be paid by seller with payment made on surveyed acres. Buyer will receive the crop lease payment for the 2018 season. Wind Energy payment for 2017 payable in 2018 will be retained by seller with buyer receiving payments thereafter. Contact Elbers Auction Co. for more information or questions. Elbers Auction Service represents the sellers only in this transaction. Property is sold being offered "AS IS" with no warranty given or implied as to the condition or use of property. This property is offered as a cash sale with no financing contingency. Although every effort has been made to the accuracy of information given all potential buyers are encouraged to verify all information given. Property will be offered for sale subject to any easements, restrictions, reservations or right a way easement 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. Informational booklets & maps are available on request, by contacting one of the auctioneers or by visiting website at [www.elbersauction.com](http://www.elbersauction.com)

**AUCTIONEERS NOTE:** It is a pleasure for us to offer this very attractive tract of farmland. This is an excellent opportunity to purchase a very highly 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 a very desirable tract of farmland you don't want to miss this auction



**LYNN & LOIS PETERSEN, OWNERS**  
**DAMON T. EISMA, ATTORNEY FOR SELLER**

*For more information, contact:*

*Elbers Action Service*

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P.O. Box 196 Hills, Minnesota 56138  
[www.elbersauction.com](http://www.elbersauction.com)

Keith Elbers  
507-962-3433  
or 920-6131

Clark Ahders  
712-470-4700