

MURRAY COUNTY, MN

# LAND AUCTION

ONLINE  
BIDDING

**THURSDAY, MAY 16, 2019 • 11AM**

**AUCTION LOCATION - ON SITE**



**80+/- ACRES | CROP LAND**



 **United  
Country**  
*ADVANTAGE Land CO.*

**EXPOSE**  
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**605.692.2525**  
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# snap shot

**Total Acres:** 80 +/-

**Total Taxes:** \$1,560

**Legal:** N1/2 of SE1/4 of Sec. 33-106N-42W Leeds Twp. Murray Co. MN

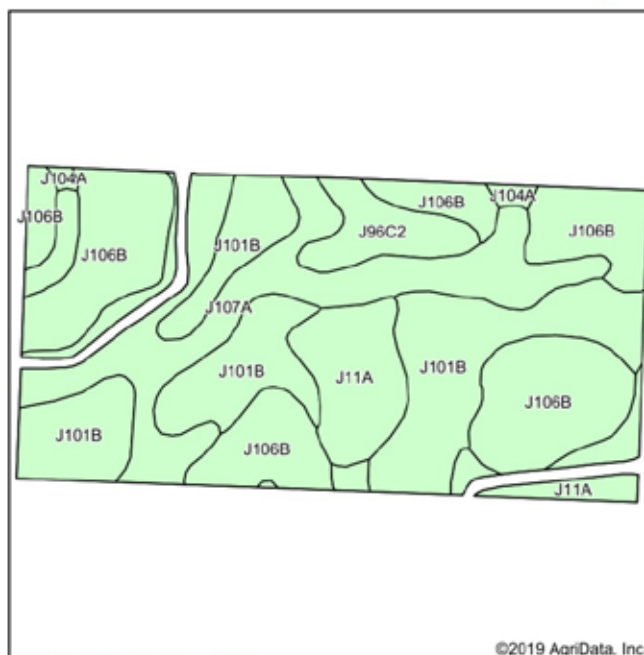
**Directions: From Chandler, MN:** 3 miles east on Highway 4, North on 90th Ave for 1 ¼ mile and land will be on the West side of the road.

**From Slayton, MN:** 5 miles west on Highway 30, South on 90th Ave for 2 ¾ miles, land will be on west side of the road.

## AERIAL MAP



## SOIL MAP



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Area Symbol: MN101, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	24.02	31.5%	Ile	88
J101B	Hokans-Svea complex, 1 to 4 percent slopes	22.20	29.1%	Ile	98
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	17.82	23.3%	IIw	93
J11A	Vallers clay loam, 0 to 2 percent slopes	8.14	10.7%	IIw	90
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	3.60	4.7%	IIIle	80
J104A	Svea loam, 1 to 3 percent slopes	0.59	0.8%	Ile	99
Weighted Average					92





# broker notes

Located near Lake Wilson and Chandler, this row crop farm has many desirable features in a known agricultural community. Surety Agridata reports an excellent overall soil rating of 92% offering nearly all Class I and II soils. This farm has a gentle slope, good eye appeal, minimal waste acres with good access and straight rounds, all convenient for modern-day equipment. There is tile installed throughout the property; however, tile maps are not available. According to FSA information, this farm offers 76.48 cropland acres and a 59.9 acre corn base with 152 PLC yield. The land is currently planted to alfalfa and the operator will harvest the crop for this 2019 farming season, as this will be the 4th alfalfa harvest. This farm would be a strong addition to any farming operation or investment portfolio, as 80 acres are easier to acquire than larger parcels. Implement top of the line farm land to your operation and watch it proudly work for you.

**Owners: VanderWal Brothers**

## terms

Closing and landlord possession will be on or before June 20th, 2019, as the land is sold subject to a lease for the 2019 crop year. Buyer to receive from seller a \$20,000 credit at close for being unable to farm or rent for the 2019 crop year. Buyer to have fall 2019 possession after last cuttings forage is hauled off the property to apply spray application to get ready for their 2020 seed bed. Upon acceptance of the sale by the seller, a nonrefundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and 10% non-refundable earnest money deposit must be completed within 24 hours from the close of the auction. The balance will be due at closing. Merchantable title will be conveyed, and title insurance cost will be divided 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. All of the 2018 RE taxes due and payable in 2019 will be the responsibility of the seller. All of the 2019 RE taxes due and payable in 2020 will be the responsibility of the buyer. Information contained herein is deemed to be correct but is not guaranteed. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to MN statutes. A survey will not be provided and will be the purchasers responsibility if needed or requested. FSA yields, bases, payments and other information is estimated and not guaranteed and is subject to County Committee Approval. Sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Murray County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. Said property is sold as is. This is a cash sale. This sale is subject to a 5% buyer premium. This sale is subject to seller confirmation. Not responsible for accidents.



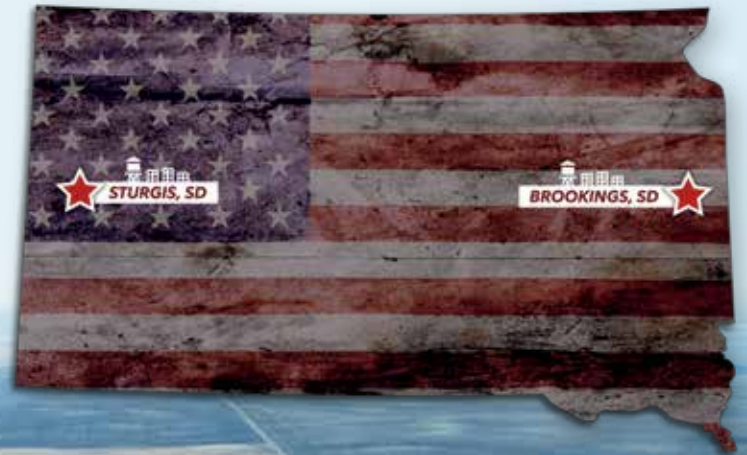
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