

*Blue Earth County, Minnesota*

# LAND AUCTION



*Friday, September 30, 2016 at 3:00 pm*

AmericInn Hotel • 240 Stadium Road • Mankato, MN 56001

**240**  
*Acres M/L*

**LISTING AGENT: ALAN NOY**

507.491.3572, AlanJNoy@PeoplesCompany.com, License # 07-11-09





*Friday, September 30, 2016 at 3:00 pm*

Americinn Hotel • 240 Stadium Road • Mankato, MN 56001

Offering 240 acres m/l of highly productive Blue Earth County, MN farmland for sale via public auction. Farms will be offered in two separate tracts and then combined and offered as one tract. These tracts are nearly 100% tillable and consist of a total of 231.43 FSA tillable acres carrying a 78.5 Productivity Index. Farms are located approximately one mile east of Mapleton, MN along either side of T-49 in Sections 2 and 10 of Mapleton Township.

**Farm Program Information:**

DCP Cropland Acres – 231.43  
 Corn – 115 base acres with a PLC Yield of 156  
 Bean – 115 base acres with a PLC Yield of 44

Farm is currently enrolled in ARC-CO. Wetland determination has been completed. Property contains a farmed wetland.

**Tract 1: 160 Acres M/L**

Offering 160 acres m/l of highly productive Blue Earth County farmland. This tract consists of 153.14 FSA tillable acres with a 79.2 Productivity Index. Soil types include Lura and Beauford. Tract 1 is located in Section 2 of Mapleton Township.

Property Tax: \$6,544.40 Special Assessment: \$67.60 Total Tax: \$6,612

**Tract 2: 80 Acres M/L**

Offering 80 acres m/l of highly productive Blue Earth County farmland. This tract consists of 78.29 FSA tillable acres with a 77.2 Productivity Index. Primary soil types include Beauford, Beauford-Barbert, and Lura. Tract 2 is located in Section 10 of Mapleton Township.

Property Tax: \$3,538.28 Special Assessment: \$977.72 Total Tax: \$4,516

**Tract 3: 240 Acres M/L**

Tract 3 is a combination of Tracts 1 and 2. This tract consists of 231.43 FSA tillable acres carrying a 78.5 Productivity Index. Great opportunity to own a large, high quality, highly tillable farm in close proximity to one another. Tract 3 is located in Sections 2 and 10 of Mapleton Township.

Property Tax: \$10,082.68 Special Assessment: \$1,045.32 Total Tax: \$11,128



**Tillable Soils CSR2**

Code	Soil Description	Acres	% of Field	CSR2 Legend	Non-Irr Class c	Productivity Index	Bromegrass Alfalfa	Bromegrass Alfalfa Hay	Corn	Oats	Soybeans
310	Beauford clay	122.88	53.1%		llw	77	4.7	3.6	159	81	46
211	Lura silty clay	95.54	41.3%		lllw	81					
996	Beauford-Barbert complex	13.01	5.6%		llw	75	4.3	3.3	154	77	45
<b>Weighted Average</b>						<b>78.5</b>	<b>2.7</b>	<b>2.1</b>	<b>93.1</b>	<b>47.3</b>	<b>27</b>



For more information, photos and maps please visit our website and look up listing #13704.

**PeoplesCompany.com**

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# 240 Acres M/L



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# Blue Earth County, Minnesota LAND AUCTION

# 240 Acres M/L

## AUCTION LOCATION

**AmericInn Hotel, 240 Stadium Road, Mankato, MN 56001**

Directions to Auction: From the property, head west on T-49 for 1 mile. Turn right onto MN-22 N. Continue to follow MN-22 N for 15.4 miles. Turn left onto 206th St. then right onto S. Victory Dr. At the traffic circle, take the third exit onto Stadium Rd. Destination will be on the right.

## PROPERTY LOCATION

**T-49 and T-349, Mapleton, MN 56065**

Directions to Property: From the southeast side of Mapleton, MN on Hwy 30/22, turn east onto T-49 and travel approximately 0.75 miles. Tract 1 is located on the north side of the road, and Tract 2 is located on the south side of the road.

## AUCTION TERMS & CONDITIONS

**Sale Method:** The property will be offered in three separate tracts: Tract 1 (80 acres m/l), Tract 2 (160 acres m/l), and Tract 3 will be a combination of Tracts 1 and 2 (240 acres m/l).

**Closing:** Closing will take place on or before Tuesday, November 1, 2016. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Possession:** Possession will be granted at closing, subject to tenant's rights.

**Farm Lease:** The current lease has been terminated. The farm will be open for the 2017 season.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in Peoples Company's Trust Account.

**Contract & Title:** Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

**Minerals:** All mineral rights, if any, will be conveyed to the Buyer.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.



**Other:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties or guarantees, expressed or implied, made by the Seller, Auctioneer, or Peoples Company. All bids will be on a per acre basis. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Any announcements made on auction day by the Auctioneer or Listing Agent(s) will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

**Disclaimer:** All field boundaries are presumed to be accurate according to the best available knowledge and information of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used on legal documents. Full legal descriptions will be taken from abstract.

**Listing Agent:** Alan Noy, License # 07-11-09

**Auctioneer:** Jeffrey T. Obrecht, License # 50-71