

# LAND AUCTION

**Auction Location: Moose Lodge, 166 W. 11<sup>th</sup> St, St. Charles, MN**

**Saturday, February 11<sup>th</sup>, 2012**

**STARTING TIME: 10:30am**

## Auctioneers Note:

This could be a great opportunity to purchase a parcel of land that provides both tillable income producing land and hunting capabilities. Complete information packets available at [www.GroverAuctions.com](http://www.GroverAuctions.com), [www.AuctionsGo.com](http://www.AuctionsGo.com) or by U.S. Mail

### Owner: John & Rosa Decker

27 acres more or less T105N, R10W, SEC 32,  
Winona County located near Troy, MN.  
Approximately 21.71 acres tillable and the  
balance woodland.

### Owner: Richard Campbell

99.25 Acres more ore less Sect. 10 Twp 105  
R13. 33.3 acres tillable (CRP).  
Olmsted County land between Simpson &  
Pleasant Grove

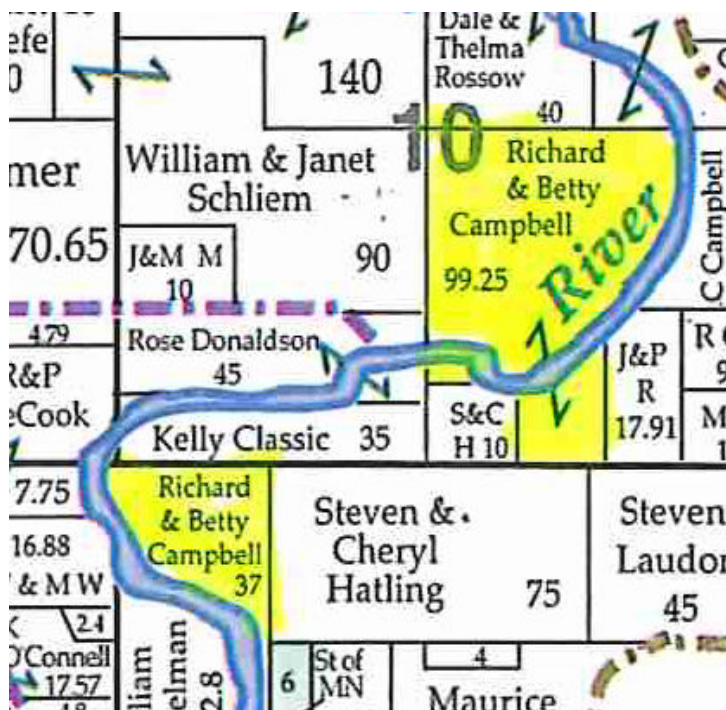
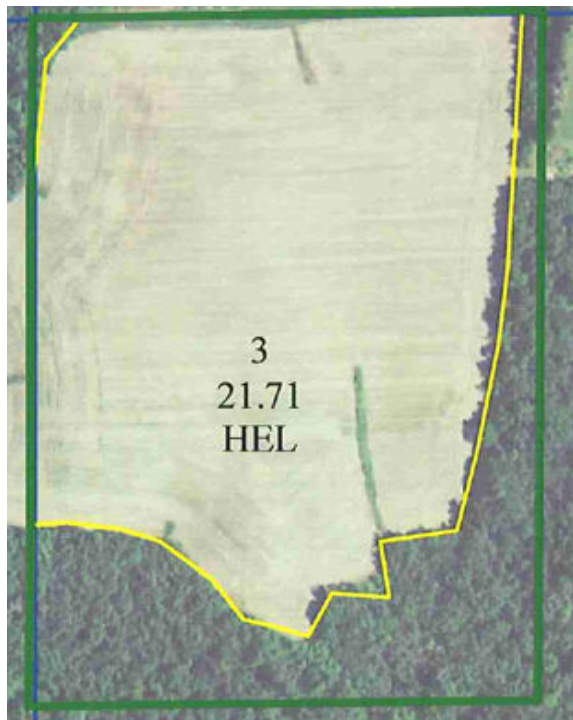
37.2 Acres more or less. Sect 15 Twp 105  
R13. 9.1 Acres Tillable (7.2 CRP)

Root River runs through & borders properties.  
Lots of wildlife & fishing. Both parcels offer  
potential building sites.

Sellers and Seller's agents are selling  
properties As Is Where Is. No warranties or  
guarantees expressed or implied. All buyers  
are responsible for conducting their own  
research. Properties are subject to pre-sale.  
Absolutely no contingencies.

All buyers to provide Bank letter of approval,  
Copy of available funds or certified bank  
check.

Terms will be 20 % down NON-Refundable  
due day of auction and balance at closing.  
An 8% Buyers Fee will be added to the final  
Bid which will be the Purchase price of the  
property. Buyer and seller will immediately  
enter into a standard MN Vacant Land  
Purchase agreement. Closing will be in 30 days  
or upon marketable title.



**AUCTIONEER:**  
Eric Grover #79-46  
507-259-8438

**Grover Auctions**  
www.groverauctions.com

**AUCTIONEER:**  
Fran Grover #79-47  
507-951-3746



CLERK: Grover Auctions

NOT RESPONSIBLE FOR ACCIDENTS - ALL ORAL ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER ANY WRITTEN MATERIAL