

FARM REAL ESTATE AUCTION

Auction Location: Elgin American Legion, Elgin, MN

November 2nd, 2009

STARTING TIME: 7:00 pm

AUCTIONEER'S NOTE: Gary has decided to downsize his beef cow herd and farming operation. Therefore, he will be offering this fine parcel of land at public auction. Located only 6.6 miles NE of Rochester. For all of the pictures and more information, go to www.GroverAuctions.com or call Eric @ 507-259-8438 or Fran @ 507-951-3746

PARCEL 1

75 acres of ag land approximately 43.5 acres tillable and 31.5 acres pasture according to Olmsted Co. FSA. This is an agriculture parcel; not buildable.

Pasture areas have good fences and was maintained and grazed for the 2009 season

Property taxes for 2009 are \$766

Legal description: Section 29 Twp-108 Range -13 E 1/2 SE ¼ less 5 A E of hwy sec 29 108 13

PARCEL 2

Equals Parcel 1 plus an additional 5 acres measured out to equal 80 acres

This parcel will total 80 acres to qualify for a building site located only 6.6 miles NE of Rochester.



Terms & Conditions:

- Absolutely no contingencies
- All buyers must have approval letter from bank or mortgage company
- Earnest money will be \$15,000 non-refundable in the form of cashier's check or bankable check with proof of funds. Due and payable day of auction. Balance due at closing
- Closing will be 30 days from day of auction or upon marketable title
- Seller & Seller's agents are selling property as-is, no warranties or guarantees expressed or implied
- Auctioneers are representing seller exclusively
- Seller's attorney Ohly Law Office

Buyer's Fee:

- A buyer's fee of 8% will be added to the final purchase price (ie: \$100,000 x 8% = final purchase of \$108,000)



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

OWNER: Gary Siem

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