

# Minnesota Land Auction

## Murray County

**354 acres - 160 acres - 129.4 acres**  
Leeds – Cameron - Chanarambie Townships

**Friday - April 16, 2010 - 10 am**  
American Legion – Lake Wilson, MN

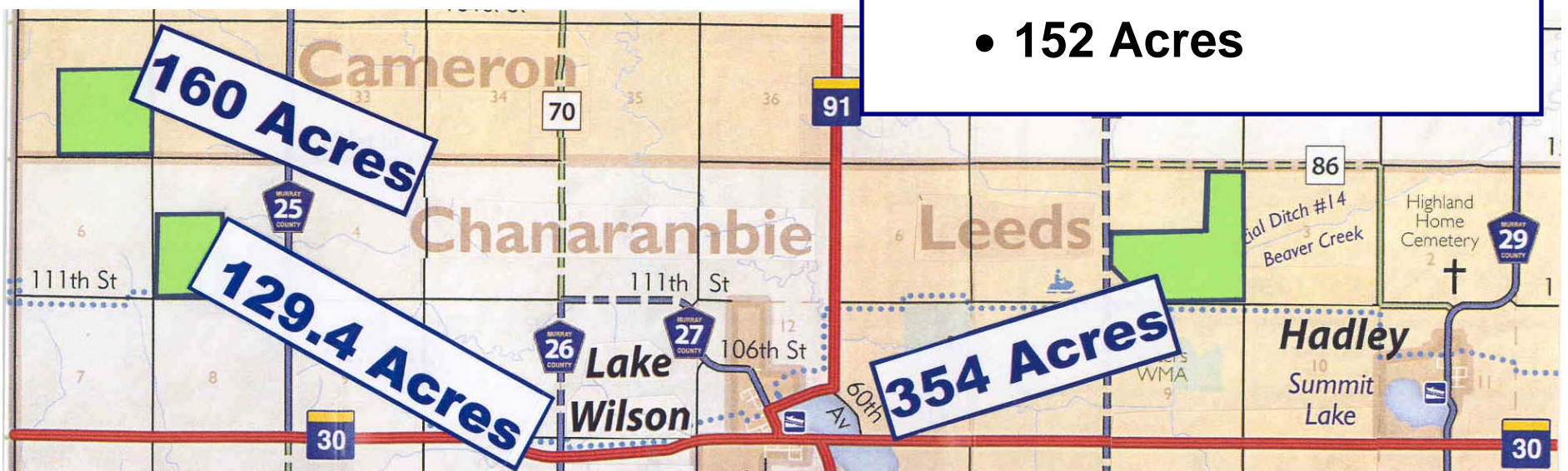


**160 Acres - Section 31  
Cameron Township**

**354 Acres - Section 4  
Leeds Township**

*Offered in three tracts*

- 82 Acres
- 120 Acres
- 152 Acres



**129.4 Acres - Section 5  
Chanarambie Township**

**Robert and Marcia Zylstra  
owners**

**Attorney:** Paul M. Malone – Malone & Mailander, Slayton, MN

**Real Estate Broker / Auctioneer:** Jon Hjelm

MN License #32-10-001

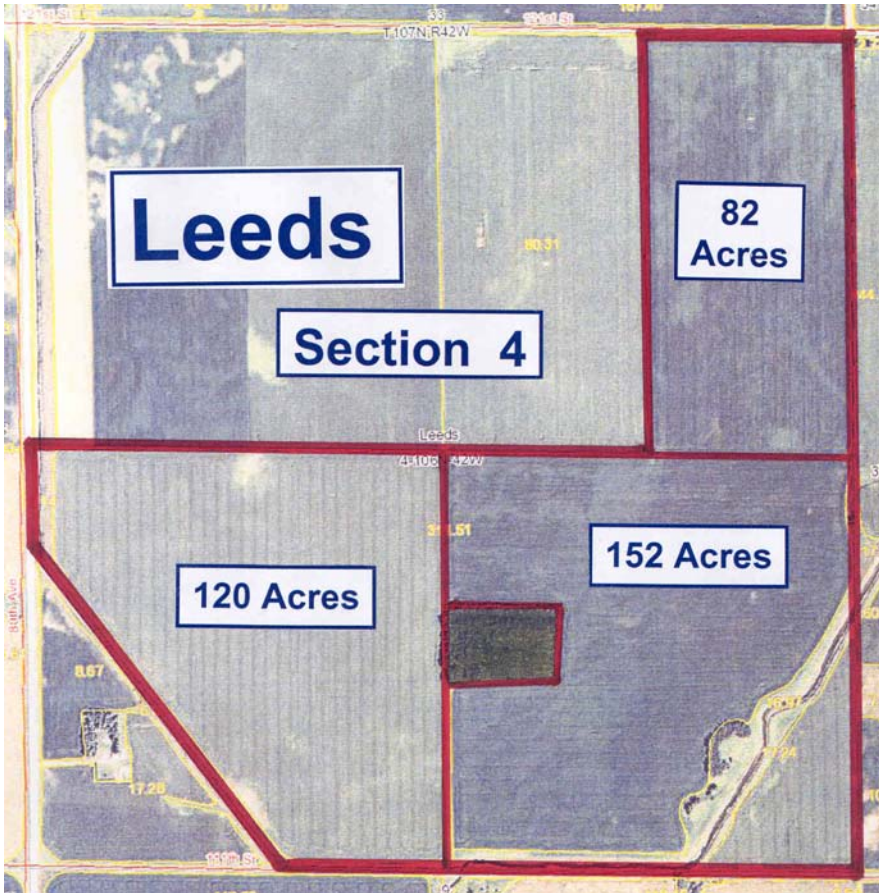
The ACRE Co., Spencer, IA 712-262-3529 [theacreco.com](http://theacreco.com)

Realtors Land Institute Member

This sale is subject only to the approval of the Seller the day of the auction. The Owner reserves the right to reject and all bids. Jon Hjelm/The ACRE Co. represents the Sellers at this auction. Any announcements made sale day will supercede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm/The ACRE Co.



# Murray County, MN Land Auction – April 16, 2010



## 82 acres m/l - Section 4 Leeds

FSA Crop Acres: 79.4  
 Productivity Index: 93.6 CER: 65.6  
 Real Estate Taxes: \$ 1584.00

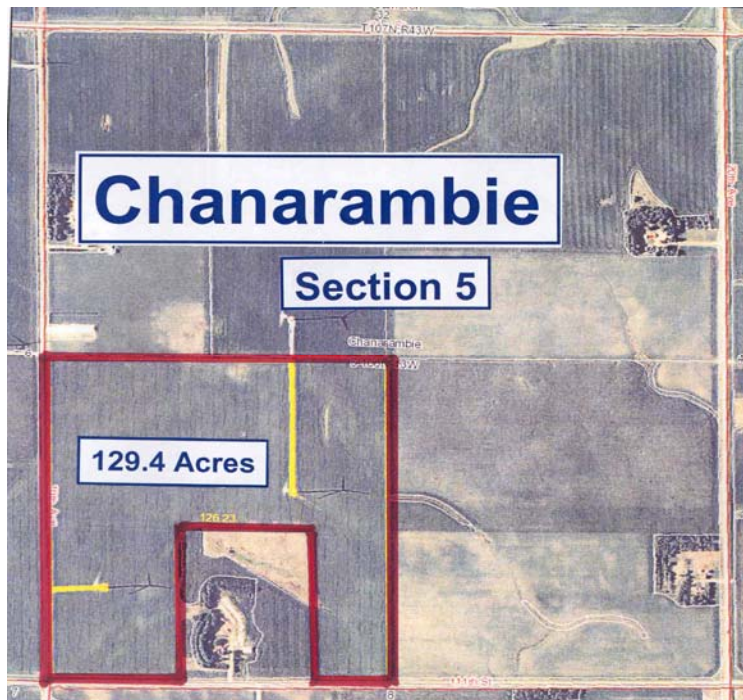
## 120 acres m/l - Section 4 Leeds

FSA Crop Acres: 115.61  
 Productivity Index: 87.5 CER: 62.8  
 Real Estate Taxes: \$2040.00

## 152 acres m/l - Section 4 Leeds

FSA Crop Acres: 133.38  
 Productivity Index: 87.5 CER: 60.4  
 Real Estate Taxes: \$2408.00

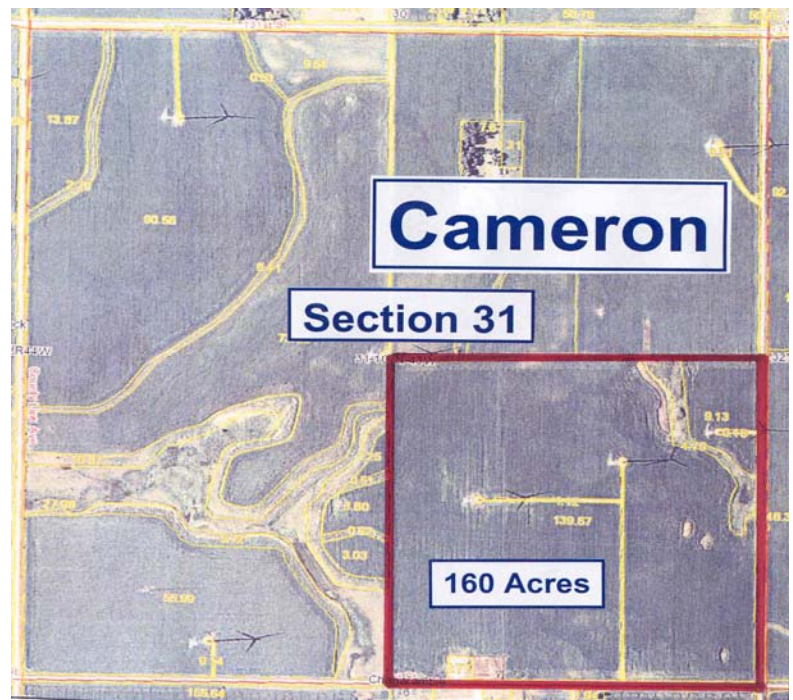
FSA Information: Leeds – Section 4				Crop acres
Crop	Base acres	Direct Yield	CC Yield	328.7
Oats	1.6	61	58	
Corn	150.2	96	103	
Beans	164.5	33	34	



## 129.4 Acres m/l Section 5 Chanarambie

Crop Acres: 126.23  
 Productivity Index: 90.5 CER: 60.4  
 Real Estate Taxes: \$ 1972.00

FSA Information: Chanarambie – Sec. 5				Crop acres
Crop	Base acres	Direct Yield	CC Yield	126.2
Corn	83.1	91	91	
Beans	43.1	29	29	



## 160 Acres m/l Section 31 - Cameron

Crop Acres: 147.4  
 Productivity Index: 81.7 CER: 55.6  
 Real Estate Taxes: \$ 2266.00

FSA Information: Cameron – Section 31				Crop acres
Crop	Base acres	Direct Yield	CC Yield	147.4
Corn	62.4	90	123	
Beans	85.0	32	38	

**Possession:** at close – subject to a one yr. crop share lease.

**Terms:** 10% down day of sale with the balance at close on or before May 20, 2010. Buyers to pay Real Estate Taxes due and payable in 2010. Buyers to assume the current lease and receive all landlords crop income for 2010 crop season (40%). Seller reserves the wind rights on the farms in Chanarambie and Cameron townships. Successful bidder will have the option to purchase the wind rights after the sale.

**Brokers Note:** Jon Hjelm/The Acre Co is pleased to be offering the Zylstra farms. Land buyers - here is your chance to buy these attractive mostly tillable tracts of farmland. This sale is subject only to the approval of the Sellers at the auction. See you sale day!

## Robert and Marcia Zylstra, owners

Broker / Auctioneer: Jon Hjelm MN License #32-10-001  
 Realtors Land Institute Member

## The ACRE Co., Spencer, IA

712-262-3529 [theacrecos.com](http://theacrecos.com)



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