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

129.4 Acres - Section 5
Chanarambie Township

Robert and Marcia Zylstra
owners

160 Acres - Section 31
Cameron Township

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

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

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.
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Robert and Marcia Zylstra, owners
Broker / Auctioneer: Jon Hjelm MN License #32-10-001
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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 – Sec. 4
Crop        Base  acres    Direct Yield    CC Yield
Oats         1.6                   61                   58
Corn         150.2                  96                   103
Beans        164.5                  33                   34

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

FSA Information: Cameron – Sec. 31
Crop        Base  acres    Direct Yield    CC Yield
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!