

# Minnesota Land Auction

## 91 Acres – Pipestone County Section 28 – Osborne Township



Friday – April 16, 2010 – 2:00 pm  
Runals Memorial Hall, Edgerton, MN

**Location:** adjoining south side of Edgerton

**Legal:** A tract of land located in the Southeast Quarter (SE1/4), of Section Twenty-Eight (28), and in Southwest Quarter (SW1/4) of Section Twenty-seven (27), Township One Hundred Five (105) North, Range Forty-Four (44) West of the 5<sup>th</sup> P.M, Pipestone County, Minnesota. Containing 91 acres more or less. Exact legal to be taken from the abstract.

**Property Description:** A mostly tillable nearly rectangular unimproved tract of level to very gently rolling farmland. The Zylstra farm has 88.7 crop acres in one field. The north portion of the Zylstra farm is located within the city limits of Edgerton. The farm is bordered on the west by a gravel road, (165<sup>th</sup> Ave)

**Soils:** Estelline, LaPrairie, Lamoure, Brandt, Buse. **Productivity Index 74.1 CER 62.9**

#### FSA Information:

Cropland acres	88.7
Corn Base acres	66.7
Corn Direct / CC Yield	80 / 80
Soybean Base acres	16.3
Soybean Direct / CC Yield	33 / 33

**Possession:** At close, subject to a one year crop share lease for 2010.

**RE Taxes:** \$ 1742.00

**Terms:** 10 percent down day of sale with the balance due 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%).

**Brokers Note:** Jon Hjelm/The Acre Company is pleased to be selling the Zylstra farm at public auction. Land buyers - take a look at this attractive all tillable Pipestone County farm located adjoining Edgerton. Here is a great farm investment opportunity or add on unit to your farming operation. This sale is subject only to the approval of the Seller the day of the auction.

See you sale day!

**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**

[theacresco.com](http://theacresco.com)

Realtors Land Institute Member

The Owner reserves the right to reject any and all bids.

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.

