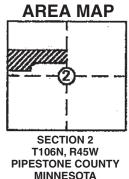
## PASTURE LAND AUCTION

Location: 4 miles east of Pipestone on Hwy. 30 and 1 1/2 miles north. Turn on 120th Avenue (watch for signs)

## **WEDNESDAY, NOVEMBER 21**

**SALE TIME: 10:30 A.M.** 



To be offered for sale will be a 44.33 acre pasture (more or less) with a good 4 barb fence and inside hot wire. This fence was replaced several years ago. This is a very high producing pasture, with gentle sloping land and very good lowland grass. Very few other pastures would support the amount of cattle this one will. The soils in the area this property is located in are some of the best in Pipestone County.

**TERMS:** A 15% non-refundable earnest money payment on the date of sale and the balance due and payable on or before Dec. 20 when a clear and marketable title shall be furnished.

**TAXES:** Taxes due in 2012 will be paid by the seller. Taxes due in 2013 shall be paid by the buyer.

**LEGAL DESCRIPTION:** Tract of land situated in the S1/2 of the NW1/4, Section 2, Township 106 (Gray Twp.), 106 North, Range 45 West, 5th PM, Pipestone County, MN. A full legal description will be described at the auction.

CLOSING AGENT: O'Neill & Barduson Law Office in Pipestone, MN.

All announcements made day of sale take precedence over printed advertisement.

To view full auction online go to <a href="https://www.pipestonestar.com">www.pipestonestar.com</a> & click on auctions or <a href="https://www.thepeachlist.com">www.thepeachlist.com</a> & click on the auctionlist

## LARRY & BEVERLY SLINGER, Owners

Phone: 507-215-0243

**AUCTIONEERS:** Arlyn Zylstra, 59-28, 507-215-1133

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