LAND AUCTION!!!

150 acres +/- of Highly Productive Farmland in Ellsborough Township of Northwest Murray County, MN

Located: Land is located at the southwest portion of the intersection of 191st St. and 20th Ave., or 3 miles west of Lake Wilson, MN to Hwy 25 (20th Ave.), then north 8 1/2 miles; or from Ruthton, MN go 1 mile south to Hwy 10 (211th St.), then 4 miles east to 20th Ave., then 2 mile south to 191st St.; or from Current Lake Store on Hwy 91 (60th Ave.), go 4 miles west to 20th Ave. then 1 mile south.

THURSDAY, NOVEMBER 14, 2013 AT NOON!

Situated in the northwest corner of Murray County, just a few miles from Pipestone Co. and Lyon County, this is a great piece of land in a great farming area! Murray County tax records show 149.99 acres with a CER of 59.41. Lays well and drains well with really nice soils. Agridata shows an impressive Productivity Index of nearly 84 with primarily Class II soils! Over 130 acres presently cropped, plus a grove of trees from east to west and drainage way from north to south, enhanced by the MN DNR land to the east. According to FSA info, there are 132.7 cropland acres with a 63.8 acre corn base with 93 bu. Direct yield and CC yield, a 44.3 acre soybean base with a 27 bu. Direct yield and CC yield, and a 22.1 acre wheat base with a 40 bu. Direct and CC yield for a total effective base acres of 130.2. A beautiful piece of land available to you, the buyer, to farm or rent for the 2014 crop year!

Legal: NE1/4 of Sec. 32, T108N, R43W, less 10.01 acre site, Murray Co., MN

Real Estate Taxes: $2,350.00

Terms: A non-refundable 10% down payment the day of the sale with the balance of the purchase price on or before December 31, 2013. The cost of the title insurance and closing agents' fees will be divided equally between the buyers and sellers. Property is sold subject to owners' confirmation, county approval, easements, restrictions, reservations or highways of record, if any. Merle Miller Real Estate and Auction Company represents the seller only in this transaction. All prospective buyers are encouraged to inspect the property and verify all facts and figures provided herein. Buyers are purchasing the above-described property strictly on an "as is" basis without warranty or representation as to condition, value or fitness for any use or purpose. Announcements made the day of sale will take precedence over any printed materials. For pictures and additional information, visit www.soldbymiller.com or contact Forrest Miller, Your Real Estate Specialist, at 605-361-1699. Licensed in MN.

Auctioneers Note: Owned by the Lofthus Family for decades, their generous gift to Augustana College allows you the opportunity to own this fine ground!

Augustana College Association – Owner

Thomas Meyer – Vice President

Auctioneers:

FORREST MILLER
Broker Assoc./Salesperson
MN Lic# 40331896

BROKERS AND AUCTIONEERS

MARSHALL MILLER
Broker - MN Lic# 40329022

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