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

MINNESOTA LAND AUCTION

160 Acres Jackson County
Section 34 Minneota Township

Great farmland investment!

Farm Location: 10 miles south of Lakefield on Hwy 86, one mile east on 710th St.

Thursday - June 4, 2015 - 10:00 am
Loon Lake Golf Clubhouse, 73209 490th Avenue, Jackson, MN

Legal Description: The Northwest Quarter (NW1/4) of Section Thirty-four (34), Township One Hundred One (101) North, Range Thirty-six (36) West of the 5th PM, Jackson County, Minnesota

Property Description: The Hayostek farm is a rectangular inside improved mostly tillable quarter section. The farm contains 150.18 gently rolling FSA crop acres in one large field. A 6.8 acre improved acreage includes a farmhouse, barn, crib, established grove, and other miscellaneous outbuildings. Water service to the acreage is provided by Iowa Lakes Regional Water. Jackson County Judicial Ditch 46 provides drainage outlet for the north portion of the farm. Private tile and open ditch provide drainage outlet for the south portion of the farm. The farm is bordered on the north by 710th St.

Soils: Clarion-Storden, Delft, Clarion, Canisteo, Glecoe, Dickinson

Jackson County Assessor CER 73.7

Broker's Note: The ACRE Co. is pleased to be offering the Leroy Hayostek Estate farm at public auction! Join us at the Loon Lake Golf Course on June 4th for an opportunity to purchase this gently rolling attractive Minnesota farm. Land Buyers, here is a productive nearly all tillable farm that will make an excellent addition to any farming operation or agland investment holdings. Buyer will be responsible for any required septic system updates to occupy the farmhouse. Call Jon Hjelm for more details. See you at the golf course sale day!

Method of Sale: Farm will be offered as one tract.
RE Taxes: Real Estate taxes are $2177.87 annually. Real Estate taxes will be prorated to July 1, 2015.
Note: Jackson County is planning to improve Judicial Ditch 46. A portion of the Hayostek farm will be subject to future special assessments for the project.
Terms: 10 percent down on the day of the land auction, balance due at close July 8, 2015. Closing to be held at Costello, Carlson, & Butzon Law Office.
Possession: Possession is subject to a cash lease for 2015. Buyer will receive the second half cash rent.

Leroy Hayostek Estate - Owner
Attorney: Hans Carlson
Costello, Carlson, & Butzon - Jackson, MN
Auctioneers: Jon Hjelm, ALC & Chuck Sikora
712-240-3529   712-260-2788
MN Auctioneer #32-15-002

www.theacreco.com

Call us to sell your farm!

For Sale:

FSA Information
Cropland acres: 150.18
Corn Base acres: 55.3
Corn Direct / CC Yield: 106 / 129
Soybean Base acres: 55.3
Soybean Direct / CC Yield: 39 / 47

www.theacreco.com

Call us to sell your farm!
The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.