

# BROCK AUCTION CO., INC.

Presents

Slayton Twsp, Murray County, MN

Approx. 223 Unimproved Acres M/L of Good Quality Farmland



## PUBLIC AUCTION



Tuesday, October 20th, 2009 at 11:00 a.m.

**Location:** On the farm 1 mile West of Slayton, Minnesota on Highway 30, then 2 miles North on 140th Avenue.

**Legal Description:** The NW 1/4 except the acreage & the West 1/2 of the NE 1/4 of Section 4, Township 106N & Range 41 West of the 5th PM, Murray County, MN.

**General Description:** Wow what an opportunity!! Here is a great chance to own a substantial piece of Southern Minnesota farmland. The Frederes families trusts are offering approx. 223 acres m/l of good Murray Co farmground consisting of a mix of cropland with some grass & trees along with the Beaver Creek. It appears to hold not only good crop potential but some recreational value as well. This is extremely hard to find in today's farm fence to fence environment. This would be a great legacy not only to own but to pass down from generation to generation!

The Murray County FSA office shows 155.5 cropland acres, with a combined cornbase of 117 acres with a 99 bu. Direct & CC Yield Index and a combined 38.5 acre soybean base with a 34 bu. Direct & CC Yield Index. The Assessor's & NRCS office shows the gently sloping land to have an average CSR to be in the Mid 60's at about the county average.

In today's farming economy it is hard to add a couple of hundred acres to your operation because the land so seldomly changes hands. Also with all that's going on in the world today, why let someone else handle your money? Put it in what has proven over the years to be more solid than almost anything you can think of & it is always in your contract & not going anywhere. This is a strong marketing area & is a great place to own the most precious of all commodities, "Great American Farmland!!"

Whether you want to buy or sell Agricultural property of any kind **Brock Auction Co. Inc. & Bruce R. Brock Real Estate L.L.C.** will be glad to sit down with you for a confidential no obligation consultation. See for yourself why the professionals at Brock Auction sell 10's of millions of dollars worth of Real Estate every year for customers & clients just like you. Put the Brock Team to work for you!

If you would like more information on this property or any others we have, or if you are considering selling property, we have a nationwide network of investors and buyers looking for property of all kinds. Contact **Brock Auction Company, Inc.** or **Auction Realty of America** and we will be glad to help you.

**Terms:** The purchaser(s) will be expected to pay 10% of the purchase price on the date of sale and sign a real estate contract agreeing to pay the balance on delivery of clear & merchantable title on or before December 1st, 2009. This property is sold without buyer contingency of any kind so have financial arrangements secured prior to bidding. Ownership possession will be given on the date of final settlement. The land is currently leased for the 2009 crop year and is subject to tenants rights. The sellers will pay the 2009 taxes. Descriptions and information are from sources deemed reliable, however, neither the sellers nor the auctioneer/Broker are making any guarantees or warranties actual or implied. Property Sold "as is," so inspect to the extent deemed necessary and rely on your own judgment when bidding. Auctioneer/Broker is representing the sellers' interest in the transaction. This sale subject only to the owners' approval. All announcements made the day of sale shall supersede any previous written terms.

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

**Lawrence & Stella Frederes Rev. Living Trust - Owners**  
 Elmer & Lowell Frederes - Trustees    Larry Hughes - Attorney for Trustees, Worthington, MN

Licensed in Iowa

Licensed in South Dakota

## BROCK AUCTION CO., INC.



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