

80 +/- Acres Located in Round Lake Township, Jackson County, Minnesota

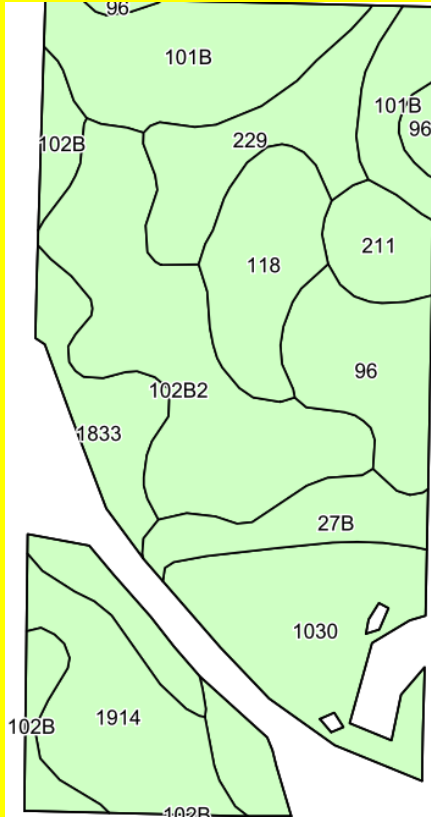
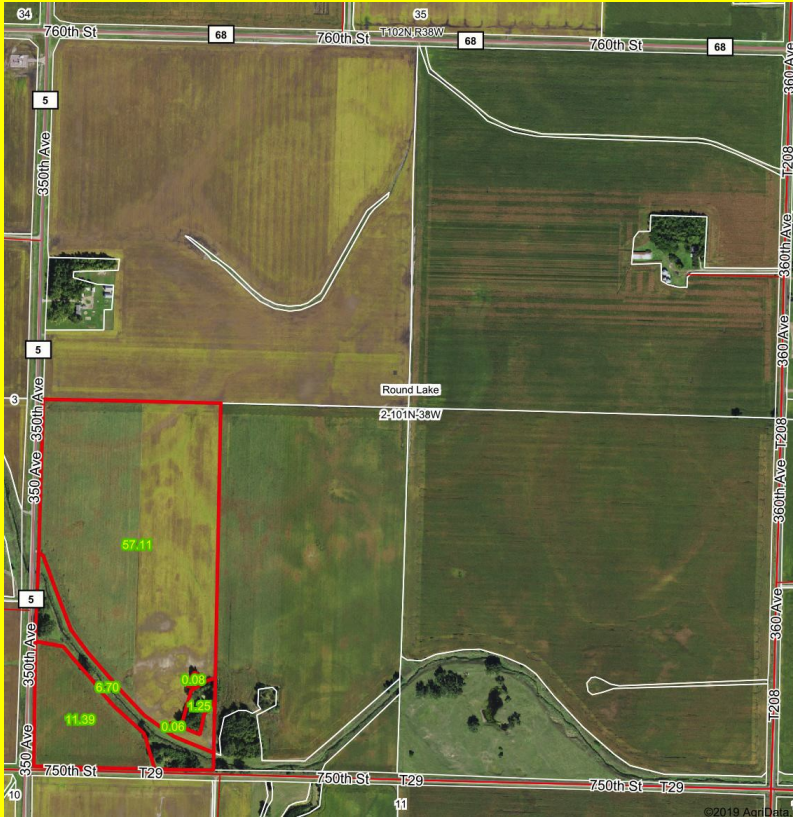
# AUCTION

Friday, March 15, 2019

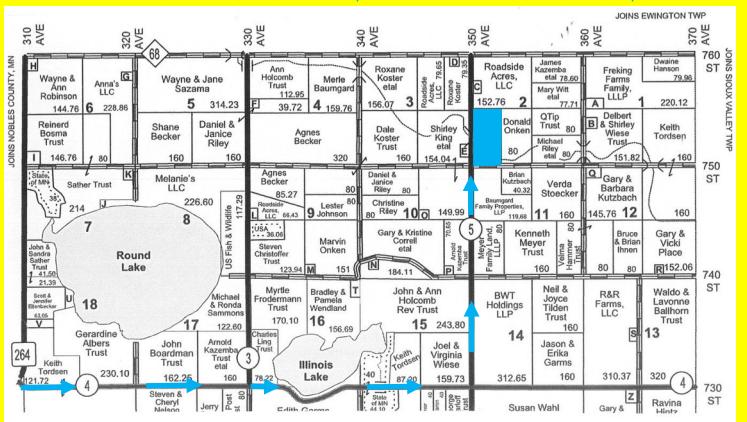
Sale Time @ 10:30 AM

~Live & Online~

**Location:** From the NE edge of Round Lake, MN go 4 1/2 miles east on 730th St AKA Blacktop #4, then 2 miles north on 350th Ave AKA Blacktop #5. Auction signs will be posted.



Auction to be held at the  
**Round Lake Community Center**  
445 Harrison St, Round Lake, MN



**General Description:** Selling will be 80 +/- acre farm located in Round Lake Twp, Jackson County, Minnesota. This farm is level to gently sloped with a county drainage ditch that runs through the farm. The primary soil types on the farm consist of the Clarion, Truman, Lura, Collinwood, Coland, Waldorf, and Crippin series. The productivity index on the tillable acres is 76.3. According to the FSA office the farm has 68.5 tillable acres with the balance in drainage ditch, trees, grassland, roads and ditches. There is a farm access and driveway easement located north of the drainage ditch on the west side of the farm that runs from west to east across the respective property.

**Brief Legal Description:** The W 1/2 of the SW 1/4, Section 2-101-38, Jackson County, Minnesota. Property contains 80 +/- acres.

**Farm Corn Base/Corn Yield:** The corn PLC yield is 138 bushels, the soybean PLC yield is 43 bushels. The corn base is 33.24 acres, the soybean base is 33.44 acres.

**Real Estate Taxes:** Buyers will pay all taxes due in 2019 as well as any prior real estate taxes. The estimated net real estate taxes are \$2,094 per year.

**Method of Sale:** Bid price per acre times 80 +/- acres via live and online auction simultaneously.

**Terms:** 10% down on the day of the auction. The balance will be due on April 23, 2019. A late charge will apply for buyers delaying the closing. The abstract will be continued to date. The buyers will have 10 days from receipt of abstract to have the abstract examined. The sellers guarantee a clear and marketable title on the property. The owners reserve the right to reject any and all bids. Successful online bidder will be notified at the conclusion of the auction. Online bidders must agree to these terms and conditions as well as online conditions prior to registering and must be verified 24 hours prior to start of auction.

**Possession:** April 23, 2019

**Attorney for the sellers and closing agent:** Tom La Velle; La Velle Law Office ~ Worthington, MN 56187

**Auctioneer's Note:** We are pleased to offer this 80 acre farm on behalf of Roger and Karen Onken! Here's a great opportunity to purchase a farm near Round Lake Minnesota with immediate possession. Check out our website at [www.vw72.com](http://www.vw72.com) for additional information. The farm sells from the Round Lake Community Building via live and online auction. If you have any questions, give us a call and we thank you for your interest. Rich, Todd, Levi, and Brent

**Note:** This farm is being sold "as is." While every effort has been made to ensure the accuracy of the information herein provided, no warranty is given and no responsibility is assumed by the auction company, the auctioneers, the seller or their agents concerning condition of the property, the corn bases, corn yields or other supplied information. Property is being sold subject to any easements, including road, drainage, utility or other easements of record. All prospective purchasers are encouraged to inspect and verify information provided herein. Vander Werff & Associates Inc., represent the sellers for this transaction. Any announcements made the day of the auction will supersede this advertisement.

VIEW OUR WEBSITE FOR THIS AUCTION AT [WWW.VW72.COM](http://www.vw72.com)

# Roger & Karen Onken

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