

EXCELLENT LAND

AUCTION

LOCATION: From Eyota, MN, take Co. Rd. #7 north of Hwy. 14, 1 1/2 miles. Then take Co. Rd. #9 east 2 miles to farm. Land is located 10 miles east of Rochester, MN. On Co Rd. 9. *Watch for Tony Montgomery Auction Arrows!*

Sat., March 6, 2010

STARTING TIME: 10:00 a.m. at the land site.

AUCTION NOTE: The trustees have decided to sell this land and give everyone an opportunity to purchase it. This property will make a great addition to a current operation along with a good investment in productive farmland.

157.02 ACRES BARE LAND 157.02

NW1/4 of section 5 all in Dover TWP., Olmsted Co.

157.02 Acres of which 139 are high producing tillable. Majority of soil type includes Lilleton and Arensville. Average CER rating on tillable is 85 to 100, proving high yields year after year. Subject property shall be offered in one parcel! This land has been in the Mayer Family since 1955 and has had the best of care!

TERMS of sale include the following: Successful purchaser shall enter into a standard MN vacant land purchase agreement with the seller. 20% down of total contract price in form of earnest money. A 3% buyer's fee will be used at this auction to arrive at full contract price. Closing shall be on or before April, 6, 2010.

All information given at the auction shall take precedence over any previous oral or written statements. This auction will give everyone a great opportunity to purchase excellent farmland!

For more information call Tony Montgomery Realty & Auction Co. at 507.259.7502 or 507.421.0232.

OPEN HOUSE

Sat. Feb. 20, 2010

10:00 a.m. to Noon - at the farm

**OWNER: Alfred Mayer Trust
Keith Mayer & Curt Mayer Trustees**



TMRA

**Tony Montgomery
Realty & Auction Co.**

- Over 25 Years Experience -

MN Lic. #79-06 WI Lic. #639-052

Plainview, MN • 507-259-7502 • 507-421-0232