

97 ACRES OF PRIME CLASS A CROPLAND IN SEC. 20 OF TRANSIT TWP., SIBLEY Co. MN.

The Willard Braun Estate has
decided to sell their excellent farm
at public auction.

Auction Location: 206 North Main
Street, Hahn's Dining & Lounge,
Winthrop, MN 55396



Wednesday, December 12, 2018 - 6 p.m. Sharp

GOOD SOILS - 95.27 ACRES TILLABLE - LAYS NICE

**97 Acres Of Prime Class A
Cropland In Section 20 Of Transit
Township, Sibley Co. MN**

- PID: 23.2003.00 - 80 Acres, Taxes For
2018 \$2,924.00 & PID 23.2004.010
- 17 Acres, Taxes For 2018 \$830.00
- Area: 97+/- Deeded Acres
- Tillable Acres: 95.27 Acres according
to FSA
- Crop Productivity Index: 91.4 CPI
average
- Great soils, lays very nice, drainage
ditch on north side of property
- To be sold by the acre



**Directions To Farm: From
Winthrop, take County Road 57
north for 2.5 miles, farm on east
side of road. Watch for signs.**

**Go To www.maringauction.com for
a video and buyer's informational
packet or call 800-801-4502**

Terms: \$20,000.00 down the day of
the auction, which is nonrefundable if
buyers fail to close. The balance is due
and payable in full to the sellers on or
before January 22, 2019; at which time
the buyers shall receive possession and
a clear, marketable title. All real estate
is selling in as-is condition with any
and all faults. All real estate sells with
no warranties or guarantees expressed
or implied. All real estate is selling with
no contingencies whatsoever. All bid-
ders and buyers must have their
finances in order prior to auction date.

WILLARD BRAUN ESTATE

MATT MARING AUCTION CO., INC.
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