

# Multi Tract FARMLAND Auction

**Daniel B. Miller**  
**Revocable Living Trust (Seller)**

**Wednesday, December 12th, 2018 - 10:00 A.M.**

**Sale Location - Gehling Auction Center - 27741 State Highway 16 - Preston, Minnesota**

**Approximately 440 Acres of Bare Southeast Minnesota Farmland**  
 (Fillmore County, MN). Located in Spring Valley (Sections 23, 14, 12), Fillmore (Section 7), & Bloomfield (Section 20) Townships.



**Tract One:** Approximately 208 contiguous acres located in Bloomfield Township, Section 20 (Near Ostrander), with irrigation system and well. The well is located on the adjacent property. The buyer will be given an easement to access their well. (Tract numbers 30508, 30509, & 1799), 205+/- cropland acres, Soil CPI: 70.6. Some tile.

**Tract Two:** 66.41 surveyed acres located in section 23, Spring Valley Township, (Tract number 29154), 61.11 Cropland acres, Soil CPI: 84.7. Some tile.

**Tract Three:** 93.50 surveyed acres located in section 14 of Spring Valley Township (less the building site). Tract number 1034, Soil CPI: 74.4. Some tile.

**Tract Four:** 59.79 surveyed acres with 57.03 cropland acres located in section 12 of Spring Valley Township and section 7 of Fillmore township, tract number 31373, Soil CPI: 73.8

**Tract Five:** Approximately 13.47 acres located in section 7 of Fillmore Township, Tract number 31374 & a fractional portion of tract number 31512 (the northwest field). Has approximately 10.65 cropland acres. Soil CPI: 79.7

(Tracts may not sell in numbered sequence on sale day.)



**For a buyer's prospectus and drone video tour visit**  
**[www.GehlingAuction.com](http://www.GehlingAuction.com) or [www.LRMRealEstate.com](http://www.LRMRealEstate.com)**

**To receive a buyer's prospectus by postal mail call Gehling Auction Company 1-800-770-0347 or Land Resource Management and Realty Inc. 1-800-658-2340**

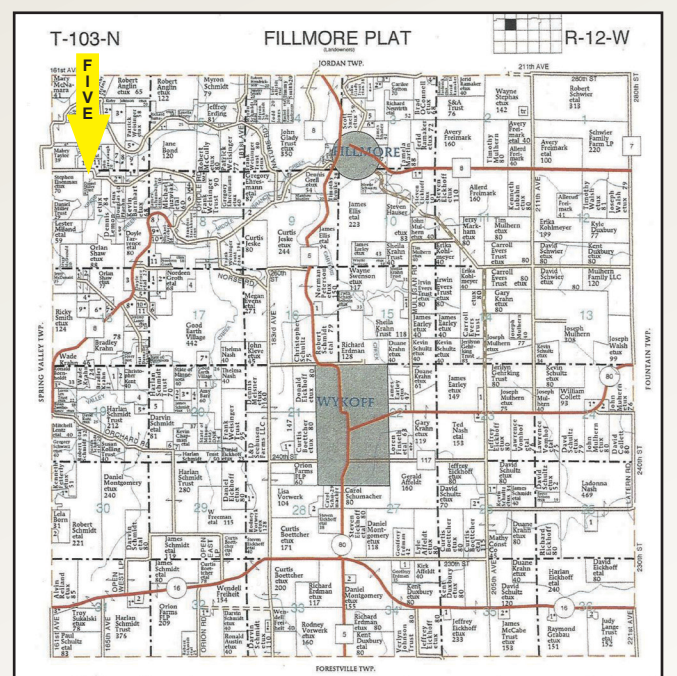
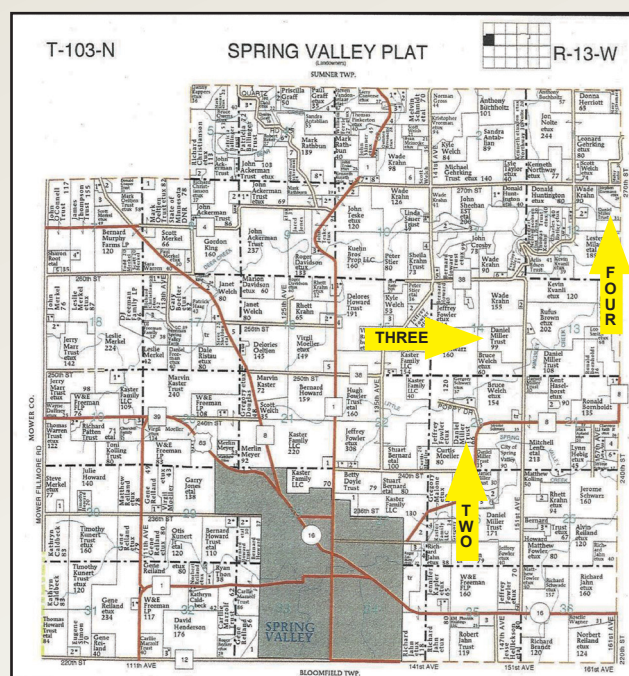
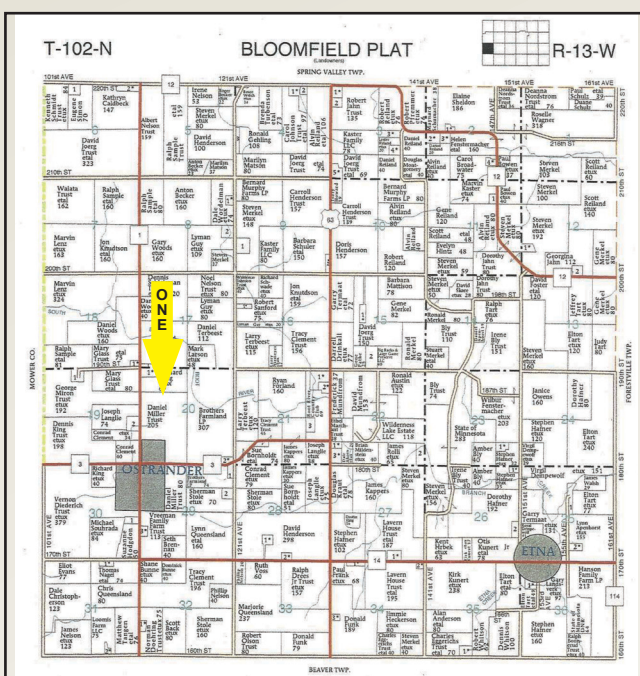
**NO BUYER'S PREMIUM/FEE. Legal Descriptions to govern all boundaries and acreage amounts.**

**For More Information Contact:**

**Randy Queensland - 507.273.3890 [Randy@LRMRealEstate.com](mailto:Randy@LRMRealEstate.com)**

**Ryan Queensland, 507.273.3000 [Ryan@LRMRealEstate.com](mailto:Ryan@LRMRealEstate.com)**

**Matt Gehling, 507.450.3072 [Matt@GehlingAuction.com](mailto:Matt@GehlingAuction.com)**



**Notice:** All information contained in this brochure has been gained from sources considered to be reliable, however bidders are invited to inspect the property and make their own investigations of the property and its records. All sales will be presumed to be made upon the individual judgment of the purchaser(s). Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure or other related material is subject to verification by all parties relying on it. The seller, Gehling Auction Company LLC, Land Resource Management and Realty Inc., & Matt Gehling Realty & Auction Co. LLC assume no liability for its accuracy, errors, or omissions. Gehling Auction Company, Land Resource Management and Realty Inc., and Matt Gehling Realty & Auction Co. LLC are representing the seller exclusively. The written purchase agreement to be signed by the seller and buyer after the auction is the sole and controlling document of this sale and supersedes any and all other terms whether verbal, written, expressed or implied and shall be the sole controlling document for this real estate transaction.

**Terms:** Terms: 10% non-refundable down payment per tract on the day of the auction (payable to Gehling Auction Trust Account). Your bid IS NOT contingent on financing. Balance due at closing on or before January 11th, 2019 or upon clear and marketable title. Taxes will be prorated. All tracts will be sold on an AS IS basis. Successful bidders will enter into a purchase agreement directly at the conclusion of the auction. Verbal announcements made on auction day takes precedence over all forms of advertising.

**Licensed MN & IA Broker:**  
 Land Resource Management & Realty Inc, Randy Queensland (Broker), Ryan Queensland (Associate Broker)

**Licensed MN & IA Broker:**  
 Matt Gehling, Matt Gehling Realty & Auction Co. LLC

**Auctioneer:**  
 Matt J. Gehling

**Attorney Representing Seller:**  
 Shawn Vogt Sween, Grand Meadow, MN

**More Detailed Information**  
**Available at**  
**[www.GehlingAuction.com](http://www.GehlingAuction.com)**  
**or**  
**[www.LRMRealEstate.com](http://www.LRMRealEstate.com)**



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