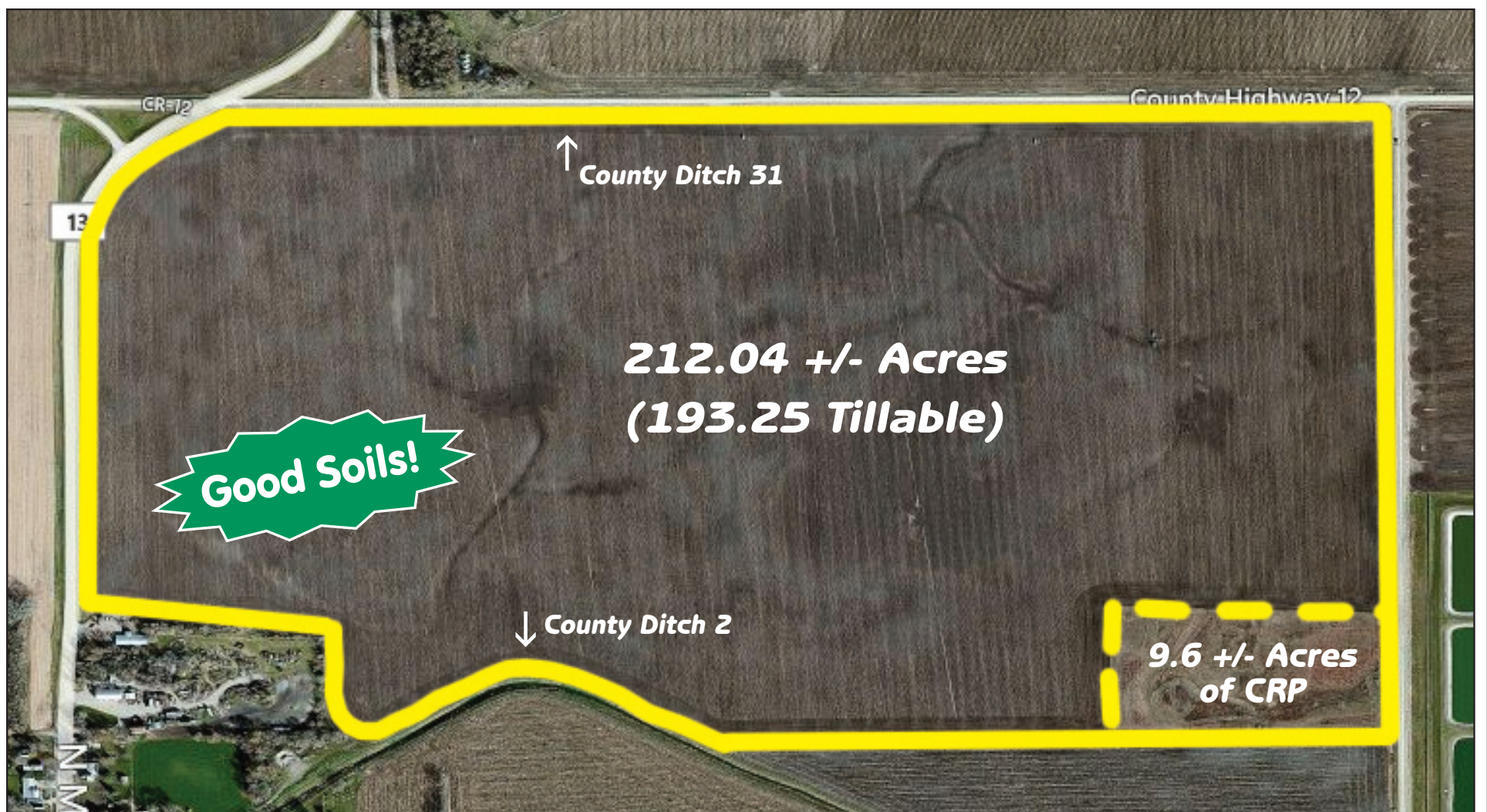


Sealed Bid Farm Land Auction

**212.04 +/- Acres Prime Farm Land,
Section 3, Baker Twp, Stevens County, MN**

Bids Due Monday, January 20th, 2014 at 5:00PM



Live auction to be held at:
Best Northland Prairie Inn located at 200 East State Hwy 28 in Morris, MN on:
Thursday, January 23, 2014 at 1:00PM

Only those who submit a bid will be invited to the auction on January 23rd

Call Jesse Hughes for more info or bidding form (320-815-0460).

212.04 +/- acres (193.25 +/- tillable and 9.6 +/- CRP) of Prime Stevens County Farm land. Good Soils with a CPI 88.6. Crop land is drained by both drain tile & open ditches with outlets into Stevens County Ditch No. 2 & No. 31 (both of which border the property).

Legal Description: The Northeast Quarter (NE1/4) and part of the East Half of the Northwest Quarter (E1/2NW1/4), Section 3, Township 124 North, Range 44 West, Stevens County, Minnesota. Parcel # 14-0011-000. GPS coordinates 45.584051, -96.172464

Property Location: Chokio, MN: 3/4 Mile North of US Hwy 28 on Stevens County Road 13. Morris, MN: US Hwy 28 West to Chokio, then 3/4 Mile North of US Hwy 28 on Stevens County Road 13. Watch for Hughes Real Estate Sign on the right (East) side of road.

Terms and Conditions:

Successful bidders will be required to provide \$100,000 in non-refundable, certified funds to be used as earnest money day of the auction. Buyers premium will apply. Call or email for complete terms and conditions and/or bidding packet.

AUCTIONEER NOTES: The Sellers are offering this 212 acres of prime Stevens County Farm land at public auction. Tillable land has great productivity (88.6). Cropland has been tilled and is ready for planting in 2014. Don't let this one get away! Great opportunity to expand your farming operation. See our website at www.HughesRealEstate.net or email us at info@HughesRealEstate.net. Thank you and we'll see you at the Auction! - Jesse Hughes

Ann Frigard & Les Stein, Owners



Jesse Hughes • #76-24
Broker/Auctioneer

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www.HughesRealEstate.net