

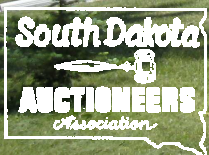


LYON CO. MN ACREAGE at ONLINE AUCTION!

Starts: June 15, 2012

Ends: June 19th, 2012 @ 10:00 a.m.

20.47+/- Acres of Country Living!
17+/- Miles Southeast of Marshall, MN!



United
Country

ADVANTAGE *Land* **CO.**

605.692.2525 - AdvantageLandCo.com

United Country-Advantage Land Company - 510 Main Ave Ste. 4 Brookings, SD 57006
Chuck - Jackson - Laura Hegerfeld - Megan Hammond - SD & MN Land Brokers and auctioneers!

Terms: Must have \$10,000 certified funds in order to enter and bid at auction. Purchase subject to buyer premium. Sale subject to seller confirmation. Property is sold as is. Do not miss this opportunity!

LYON COUNTY ACREAGE

20+/- ACRES OF COUNTRY LIVING!!!



Online Auction at www.advantagelandco.com

Starting June 15th at 8:00 a.m.

Ending Tuesday, June 19th, 2012 at 10:00 a.m.

*** A bidding fee is required to bid at the auction in the amount of \$10,000 certified funds in order to bid at the auction.**

Features: Built in 2005, Ranch Style with 3068sf Finished, Geo-thermal Heating and Central Air, Master Suite with Whirlpool in Master Bath, Gas Fireplace with Custom-Built Oak Surround, Built in Sound System, Custom Oak Cabinets, Attached Insulated Two Car Garage, Additional 2004 Detached Two Car Garage and a 24'x40' Shed Built in 2004 with Cement Floors, Mature Grove, Productive Pasture and Hayland.

Legal: All that part of the S1/2 of the NE1/4 of Section17-T109N-R40W, Lyon County, MN.

Location/Address: 1357 310 Ave, Tracy MN

2 miles west of Tracy on Hwy 14, then 1/2 mile north on 310 Ave.

Total Taxes: \$2,020 (2011 due in 2012)

Utilities: Lincoln/Lyon Electric: \$143.00+/- avg/mo.; Redrock Rural Water: \$35+/- avg/mo; Propane: 250+/- gallon/year; Wireless Internet: \$45/mo.

Owner: Roger and Shirlee Gilmore

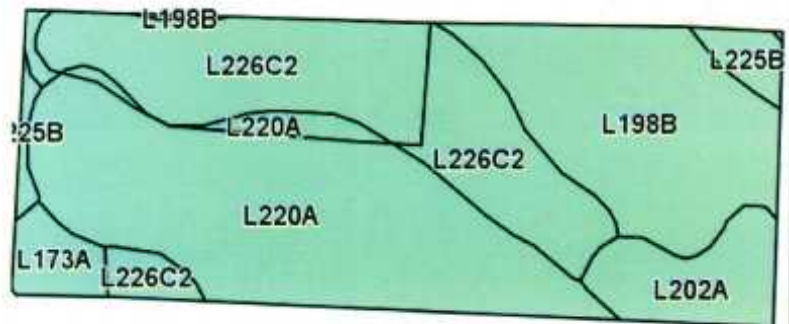
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Aerial Map



Soils Map



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L220A	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.4	36.6%	IIw	81	146	45
L226C2	Annton-Storden, firm till complex, 6 to 12 percent slopes, moderately eroded	5.8	28.8%	IIle	79	142	43
L198B	North Twin-Walnut Grove complex, 1 to 4 percent slopes	4.3	21.6%	Ile	94	169	52
L202A	Pell Creek-Romnell complex, 0 to 2 percent slopes	1.4	7.2%	IIw	89	160	49
L225B	Annton-North Twin complex, 3 to 6 percent slopes	0.6	2.8%	Ile	91	164	50
L173A	Moines clay loam, 1 to 3 percent slopes	0.6	3.0%	Ils	97	175	53
Weighted Average					84.6	152.2	46.6

LYON COUNTY ACREAGE

17 MILES FROM MARSHALL MN



Conveniently located 1/2 mile off Hwy 14 near Tracy MN, this 20.54 +/- acre acreage has a variety of features including a 2005 "Garden Ranch" style home with an attached 24'x28' two car garage, a detached 24'x24' 2 car garage, a Morton shop built in 2004 appropriate for any livestock or a workshop, a mature grove, and productive hay land and pasture.

This 3,068sf finished country home is equipped with geo-thermal heat and air conditioning, 4 bedrooms and 4 bathrooms, including a master suite with a whirlpool tub, custom cabinets and wide custom oak woodwork throughout, walk-in pantry, gas fireplace, Anderson thermal windows with low E glazing, main floor laundry, rural water, no maintenance siding, and much more!

This property is surrounded by a mature grove with a variety of wildlife in a quiet setting. The outbuildings provide for a convenient hobby farm with storage and/or a shop with the balance of the land currently comprised of hay land and pasture with an overall soil rating of .846 according to Surety Agridata.



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MAIN FLOOR: 1618 +/- Total SF

Dining/Living Room: 16'x38'

Kitchen: 11'x16'

Walk-in Pantry: 4.8'x6'

Laundry Room: 7.9'x15.5'

Master Bedroom: 13'x19'

Master Bath: 11'x12'

Walk-in Closet: 4'x7'

Bathroom: 5'x5'

Built-in Sound System

Central Vacuum System

Covered Porch: no maintenance: 8'x15.5'

Deck: Cedar with no maintenance railings



BASEMENT: 1,450 +/- Total SF finished

Family/Great Room 14'x19'

Hobby Room: 24'x12'

Large Oak Bookshelf

Bedroom 2: 11'x12'

Bedroom 3: 11'x12'

Bedroom 4: 11'x12'

Bathroom 1: 7.5'x7'

Bathroom 2: 8'x7.5'

Storage Cabinets: six panel oak doors

Utility Room: 7'x24'



ATTACHED 2 CAR GARAGE: 24'X28'

Insulated

DETACHED 2 CAR GARAGE: 24'x24'

Cement Floor

SHED/SHOP: 24'x40'

10'x14' Heated and Insulated

Two Sliding Doors: 7'x10'



LYON COUNTY ACREAGE

ONLINE AUCTION

Personal Property Included:

Washer/Dryer (stacked)
Refrigerator
Microwave/Vent Hood
Gas Stove and Hood
Water Softener
Central Vac System
Window Treatments
Kitchen Bar Stools
Wrought Iron Plate Racks (Kitchen Walls)
Patio Bench and Picnic Table on Patio
Shoe Bench in Laundry Room
Stereo Disc Player

Personal Property for Purchase:

Living & Dining Room Items:

Leather Couch, Chair & Ottoman, Loveseat
Coffee, End & Sofa Table
Music Cabinet, new in 2009
Desk
Hutch;
Table and 6 Chairs
Large Wall Clock, new in 2006
Baby Grand 5'6" Estonia Piano- Damp Chaser Installed,
new in 2005

Master Bedroom Items:

Highboy, Chest & Mirror, Headboard,
Nite Stands-Broyhill; new in 2005.

Deck Items:

West Deck Iron Table & 4 Chairs
East Porch Love Seat & 2 Chairs

Not Included:

Cookstove in Dining Room
Antique Piano in Master Bed





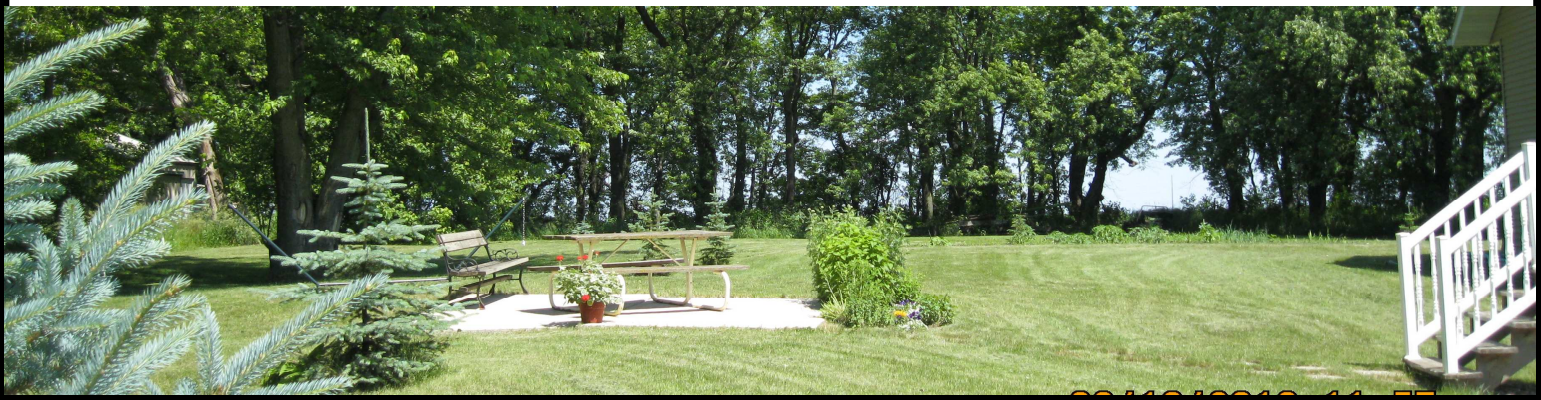
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BROKERS NOTE:

This energy efficient home is conveniently situated on 20.54+/- acres, 1/2 mile off Hwy 14 near Tracy, approximately 17 miles southeast of Marshall, MN. If you are looking for a family oriented home in a serene country setting or a well-kept hobby farm, this property has a lot to offer! Call today for your own private showing!

TERMS: This is a cash sale. Possession will be given at closing on July 19th 2012. To bid at the auction, you must register online and receive approval from United Country - Advantage Land Company. A bidding fee is required to bid in the amount of \$10,000 (certified funds), made payable to the Advantage Land Company, LLC Trust Account, refundable if you are not the highest bidder. Upon acceptance of the sale by the seller, the bidding fee of the high bidder will be credited toward a non-refundable Earnest Money deposit equal to 10% of the sale price due day of sale. If Buyer is not immediately available at the conclusion of the auction, the Purchase Agreement and 10% non-refundable Earnest Money deposit must be complete within 24 hours from the close of the auction and the balance will be due at closing. Merchantable title will be conveyed and title insurance cost will be divided 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. All of the 2011 RE taxes due and payable in 2012 will be paid by the seller. The 2012 taxes payable in 2013 will be prorated to the date of closing. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to MN statutes. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservation or highways of record, if any, as well as any or all Lyon County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. This sale is subject to seller confirmation. Said property is sold as is. Purchase subject to a 7% buyer's premium. The bidder with the winning bid must contact United Country - Advantage Land Co. within 24 hours after the close of the auction. Office (605)692-2525. Fax (605) 692-2526





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Note: This information and any other information presented by Advantage Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by Advantage Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions. Advantage Land Company and its sales staff are agents of the sellers in the sale of this property. It is also Advantage Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

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 Real Estate!**

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