

SATURDAY, OCTOBER 29, 2016 AT 10 A.M.

74 ACRES +/- ALBERT LEA TWP

LANDPROZ

Agricultural & Recreational Real Estate / Auctions / Farm Management

LAND AUCTION Freeborn County, MN



#1506 LaVerne Martin Estate

Total Deeded Acres: 74

Auction Location & Driving Directions: Take Albert Lea exit 11 off I-35. Go West for 1 mile on East Main Street. Turn left go South at Casey's Gas station (Prospect Ave) ¼ mile. Continue South on 767th Ave just over the tracks to the Auction site. 20285 767th Ave Albert Lea, MN

Legal Description: 74 Acres +/- S ½ of Section 10 Albert Lea Township, Freeborn County, MN

Latitude/Longitude: 43° 39' 5 93° 20' 19

PID # (s): 080400210, 080500030

Real Estate Taxes: \$1,632

Total Cropland Acres: 65.83

Corn Base Acres: 31.4

Corn PLC Yield: 155.9 bu

Oats base 8.8

Oats PLC Yield: 54 bu

CPI Soil Rating: 66.3 **Classifications:** NHEL w/ some HEL

The Martin Farm is one of a kind! 74 Acres on the east side of Albert Lea. 1,500 feet of lake shore on the north side of Albert Lea Lake. What a great a place to build a home or homes overlooking the town and lake. Productive tillable & livestock potential, wildlife, hunting & bike trail all just minutes from town.



PERSONAL PROPERTY To be Auctioned after the Land



Personal Property: This auction has farm machinery, TONS of stuff for sheep farmers and dairy farmers, farm antique/junk collectors, scrappers, and something for pretty much everyone!



Farm Equipment

- AC 185 Diesel 18.4-30 5130 Hrs • AC WD-45 Wide Front w/ loader 14.9-28 • 479 New Holland Haybine
- AC 4 row cultivator • MM 12' grain drill w/ seeder • JD 4 row wide planter • 500 Kewanee Elevator • Auger wagons • MM 1210 Mod E w/ Power rake • New Idea wide 2 row corn picker • 2 small discs • Large 30' drag
- 4 row stalk chopper • 310 New Holland baler • 3 pt grader blade • Chisel plow • Tractor duals • Gehl Silage blower • Wire corn cribs • 3 pt. livestock carrier • Bale Conveyor • 4 barge boxes • MN gravity wagon • Diesel Barrel w/ stand • Gas barrel w/ stand • 2 wheel trailer • 912 AC Lawn Mower w/ tiller cultivator • Power tools
- Welder • 2 air compressors • Pressure washer • Tire changer • Hay racks • Tractor tires • Wagon tires • Rims
- Many, many gates • Lanterns • Plastic 5 gal pails • Feed Cart • Many metal bushel baskets • Tools • 2 knipco heaters • Tool boxes • Many old and antique tools • Antique Barn Beam Drill • Wagon Wheels • Wooden pallets • 4 dog houses • Shop Vac • Nuts & Bolts • Lumber • Stainless Steel table • Movable Sheds • Wheel Barrows • Concrete mixer • Band Saw • Wood & Steel Hog feeders • Porta Huts • Concrete blocks and tiles

Vehicles

- 1974 Ford 150, 2WD • Hawes Topper • 1964 Ford Galaxie, 4 door • 1979 Grand Prix, 2 door, hard top • 1990 Buick LeSabre, 4 door, 67,000 mi.

Dairy

- Stainless Steel pipeline • Acorn barn cleaner • Stainless Steel Bulk tank 500 Gal • Milkers (universal)
- Water Heater • Compressor for Milk Machines Electric motors • Compressor milker for down cows • Calf puller • Portable generator • Stanchions & other iron • Cattle feeders • Round bale feeders

Sheep Equipment

- Parer heep hoof trimmer – 75-100psi Air compressor run • Tip chute • Sheep feeders • Grafting Pens
- Show boxes • 2 LB white heater • Feeders & waterers • Blocking Stands • Orange Mineral feeders • Coated Expanded Metal flooring • Many tools for vaccinations, castrations, etc. • Sheep Halters • Sheep Blankets
- Sheep Magazines • Files of Sheep info

Household

- Oak Hutch • Davenport w/bed in • Multiple chests of drawers • Maytag washer and dryer (4 years old)
- Frigidaire Fridge (6 years old) • Whirlpool stove • Hotpoint upright freezer • Oster microwave • Many mittens, gloves, and caps • Round Maple table with chairs • Maple record player • King size brass headboard
- Toy Horses • Toy horse - 2-horse hitches & 8-horse hitches • Cupboards • Window Air Conditioner • Dishes
- Serving Dishes • Pots and pans • Cedar Chest • Queen Waterbed Frame • Several Chests



Terms: - \$30,000 (nonrefundable) down the day of the sale. Balance due on or about Dec. 15, 2016. 2% Buyer's Fee will apply. Any Statement made the day of the auction takes precedence over previous material. All information provided herein was obtained from sources deemed reliable, but neither the auction company nor seller guarantees its accuracy.

#1506 LaVerne Martin Estate Cindy Grass Martin, Owner

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GO WITH THE PROZ

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Broker Greg Jensen licensed in Minnesota and Iowa / LandProz Real Estate, LLC / 111 East Clark Street, Albert Lea, MN 56007