


MLS # 27117 AUCTION \$0  
 FARM/LAND

**Type:** FARMLAND  
**Section:** 2  
**Township Name:** Morgan  
**Range:** 34W  
**Township #:** 111N  
**Year Built:** 9999  
**School District:** Cedar Mountain - #2754

 Virtual Tour:

**000 County Rd 11**  
**Morgan MN 56266**  
 Owner: Eisenbarth Redwood County

**Total SqFt of Home:** Government Program (Y/N): Yes  
**# of Acres:** 40.00 **# Acres in Program:** 40  
**Price Per Acre:** \$0 **Well (Y/N):** No  
**Acres Tillable:** 39  
**Tillable CER:** 76.48  
**Zoned Usage:** Farm/Ag  
**Legal Description:** W 1/2 NW 1/4 NE 1/4 and W 1/2 SW 1/4 NE 1/4 Section 2 Twp 111N Rge 34W - 40 acres more or less - (Seller

**HOUSE:**  
**NUMBER OF BEDROOMS:**  
**NUMBER OF BATHROOMS:**  
**HOUSE, MISCELLANEOUS:**  
**HEATING:**  
**COOLING:**

**OUTBUILDINGS:**  
 None  
**GRAIN BIN CAPACITY:**  
**MISCELLANEOUS FEATURES:**  
**ROAD SURFACE:**  
 Asphalt  
**DOCUMENTS ON FILE:**  
 Legal Description, Soil Map, ASCS Photo  
**DISCLOSURES:**  
 Other

**LAND FEATURES:**  
 Level, Tillable  
**SALE OPTIONS:**  
 Sell Entirely  
**PROPOSED FINANCING:**  
 Conventional, Cash  
**PRESENT USE:**  
 Grain  
**SHOWING**  
 N/A

**Address:** 000 County Rd 11

**MLS #:** 27117

**Asking Price:** \$0

**Taxes:** 730.00

**Tax Year:** 2008

**Tax Classific N/NH/PH:** NH

**Assessments:** 0

**Parcel #:** 59-002-1040

**Ditch Assessment:** 0

**Financial Remarks:** Taxes are estimated as property is being surveyed.

**Remarks**

Land offered as Parcel #3 of three parcels, Seller will survey property out of 160 acre parcel - Tuesday, August 12, 2008 - 9:30 a.m. Successful bidder will be required to enter into a purchase agreement and pay a \$15,000 non-refundable down payment per parcel the day of auction. Buyers premium will apply. New buyer is responsible for plowing the property after the 2008 crops have been removed. Possession to be the date of closing. Seller reserves the right to reject any and all bids, to waive any informalities or irregularities in the sale process and to control all rules and procedures of the sale. Property is sold in "AS IS" condition. All information is obtained from reliable sources, however, the auctioneers or agents do not accept responsibility for information presented, as it is the buyer's responsibility to verify all information.

**Directions:** From Morgan, go North on Cty Rd 2 for 3 miles to Cty Rd 11, then go East on Cty Rd 11 for 1 3/4 miles to property.

**ADDITIONAL PHOTOS:**

**This information is deemed reliable, but not guaranteed.**