



HIGHLY PRODUCTIVE TILLABLE LAND IN SOUTHERN WRIGHT COUNTY

AG LAND AUCTION

MARCH 15TH, 2012 • BIDDING ENDS AT 6:00 PM

UNASSIGNED ADDRESS, 110TH ST. SW, WINSTED, MN

AUCTION TO BE HELD ON LINE AT WWW.ALLIANCEBID.COM & BIDDING ASSISTANCE AT THE BLUE NOTE BALLROOM, WINSTED



DIRECTIONS: The Property is Located 2 Miles NW of Winsted or 4 1/2 Miles South of Howard Lake Then West on 110th St SW 1/8th of a Mile the Land is on the South Side of the Road

PROPERTY FEATURES:

- 90+/- Acres
- 2 PID#'s: 219000342204 & 219000334400
- 75+/- Acres are Tillable of Which 12 Acres are Currently in a Set Aside CRP Program Until 2017. Buyer to Assume CRP Contract. The Balance is 15 Acres Which is Woods and Pond
- Currently No Building Entitlement
- Highly Productive Ag Land
- Southern Wright County

Looking to Relocate & Purchase Quality Ag Land?
 Seller's will entertain offers on the homestead with acreage (PID#: 21900334100)
 Please call the auction staff for details.

PID#: 219000342204

- 50 Acres
- 2011 Taxes = \$642

PID#: 219000334400

- 40 Acres (New PID will be assigned. Remaining 20 acres will be kept with the homestead)
- 2011 Taxes = \$920 (This reflects the assessed value for the 60 acre parcel)

INSPECTIONS/TERMS:

View at your own convenience. A full list of auction terms can be found at www.AllianceBid.com.

BIDDING OPTIONS:

Alliance Bid would like to make the bidding process as easy and comfortable as possible. We offer several options for placing bids.

- Place bids yourself online at www.AllianceBid.com
- Place your bid online with an Auction Assistant. An Auction Assistant will be available on March 15th at 4:00 at the Blue Note Ballroom in Winsted. The Auctioneer & Auction Assistant will be there to help bidders place bids online, and to answer questions on the bidding process and the property.
- Phone bidding is also accepted. Please call 763-300-5055 to place a phone bid with an Auction Assistant. Arrangements for phone bidding must be made 24 hours before the auction closes.

www.AllianceBid.com • 763-262-5555



Michelle Weinzettl - Cell: 763-300-5055 Auctioneer Lic#: 86-97 • Rick Berens - Cell: 612-910-1196 Auctioneer Lic#: 86-65

