



# Upper Midwest Management

## GENERAL INFORMATION

**NAME:** Klement, Tillable Acres

**OWNERS:** Richard & Lauren Klement

**PRICE:** \$6,950 per Acre

**ACRES:** 109 Acres +/-  
*(No warranties on acreage are made)*

**TERMS:** Cash, 10% down with purchase agreement. Balance by Certified funds at closing.

### RE TAXES DUE AND PAYABLE IN 2017

Homestead     Non-Homestead

### ACREAGE ESTIMATES *(As per Sibley County Assessor)*

Tillable Acres	<u>109.08</u>
Farmstead	<u>          </u>
Roads, Waste & Ditches	<u>          </u>
WRP	<u>          </u>
CRP	<u>          </u>
Total	<u>109.08</u>

### FSA INFORMATION *(Estimated, not guaranteed)*

	Base Acres	Farm Yield Direct C.C.
Corn	<u>32.87</u>	<u>152</u>
Soybeans	<u>76.21</u>	<u>39</u>
Oats	<u>          </u>	<u>          </u>
Total Tillable	<u>109.08</u>	<u>          </u>

**SOIL, TOPOGRAPHY and DRAINAGE :** Crop Productivity Index is 92.6 with very productive soils, gently rolling topography. Drainage outlet to county ditch.

**Comments:** This is a fantastic opportunity to own a nice piece of property in the heart of Sibley County, MN. Located next to good grain markets and on a tar county road. Strong rental area.

**Zoning:** The Property is Zoned Agricultural

**Fall Tillage and Fertilizer:** Weather permitting, land will be tilled after harvest. No fall fertilizer will be applied by sellers.

**Survey:** Property will be Surveyed for exact Acres.

**TERMS and CONDITIONS:**

- Updated abstracts will be provided at seller's expense.
- "The seller reserves the right to reject any and all offers."

**POSSESSION**

Possession of the property will be at the time of closing.

**NOTICE**

Acreage shown is not guaranteed.

All information contained in this brochure has been deemed reliable, but is not guaranteed by the agent. Upper Midwest Management Corp. stipulates that they are representing the seller exclusively in this transaction.