

Real Estate Seminar in Mesa Arizona on Feb 1, 2011

Kirk Swenson, President, Broker, REALTOR®

Holiday Greetings, I hope you are having a wonderful holiday season. I'm writing this on the 20th of December while it continues to snow in Minnesota; it appears we have broken a record for December snow fall. It would be a shame to have to put up with all of this without at least it be record breaking.

I wanted to let you know we are having our winter land seminar in Mesa, AZ this year on the 1st of Feb. We will be at the Holiday Inn on Country Club at Superstition Freeway (Hwy 60). Our speakers, Mark Schutz from Northstar Commodities and tax attorney Jim Benham from the law office of Moore, Benham & Beaver, will discuss a couple of very timely topics. If any of you are in Arizona or are looking for a reason to be, please make sure you attend this.

A couple of comments on the land market; it is really strong and sales are good. I don't know what else to say, I have been doing this for almost as many years as Roger and neither of us has seen this kind of activity. Agriculture has been profitable so there are many expansion buyers and there is stability in land that has attracted new owners to our offerings. I look forward to seeing many of you on the 1st of February!

Please feel free to contact us regarding any of your Ag Real Estate needs; sales, auctions, land management.

Seminar registration information can be found on page 2 along with time & location.

Check our recently updated website for more information on the seminar, auctions & our current listings!

www.1stop-realty.com

Threshing the Obama Tax Bill

"How does that stuff effect me?"

Presented by James Benham

Moore, Benham and Beaver, P.L.C.

Featured Speaker: James Benham, founding partner, practices individual, corporate and partnership taxation law, tax controversy, estate preservation and probate; formation, operational and reorganization of corporations, partnerships and limited liabilities companies.

Mr. Benham is certified as a tax specialist by the State Bar of Arizona Board of Legal Specialization and a past Chair of the Executive Council of the Tax Section of the Arizona State Bar.

Position for Profit Seminar

"The Battle For Acres Has Begun"

Presented by Mark Schultz

Senior VP, Northstar Commodity

Featured Speaker: Mark Schultz is the Chief Market Analyst for Northstar Commodity. He has 21 years of experience as a commodity advisor. He is co-author of the weekly Ag Investor newsletter and is a well known speaker at commodity market outlook seminars throughout the Upper Midwest. He is often quoted on Bloomberg network, CNBC and Wall Street Journal. He is a weekly guest market analyst on the Linder Farm Network and WNAX radio broadcast. He brings a vast knowledge of the global fundamental factors in the grain and livestock markets.

Combining What's Happening With What You Need!

Check out the upcoming Land Auctions

LAND AUCTION

Auctioneer's Comments: Not often does a nice 80 acres come up for sale in this area. The Lenz farm has excellent soils, tile and there is other income potential in possible sand sales. In these times land is a great addition to any portfolio or expansion of your farming operation. Land prices are on the move, don't miss out.

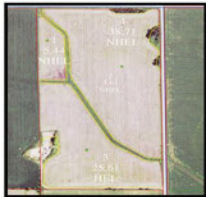
Auction Site: Daniel's Restaurant & Northwoods Lounge - 504 S Mantorville Avenue Kasson, MN 55944. Located right at the bottom of the exit ramp from Hwy 14. Watch for signs!

Wed. January 19th, 2011 @ 10:30 am

80 Acres - E 1/2 of NE 1/4, Section 20, T. 106N. - R. 16W Dodge County MN. (Full legal descriptions to govern.)

Parcel Directions: South of Kasson on 240th Avenue (out past the Cemetery) for approx 3 miles (intersection of 240th Ave & 670th Street) parcel located on west side of the road in the corner. *Watch for signs!*

**80 acres
Kasson
Area**



**Excellent
Soils
90 CPI**

TERMS AND CONDITIONS OF THE AUCTION

Terms of Sale: All bidders must be registered and have earnest money in the amount of \$30,000 at the time and place of the auction, by cash or check. Balance of purchase price due in full at time of closing. **All earnest monies are non-refundable if buyer (s) fail to close.** Funds will be held by 1 Stop Realty, Inc. in their Minnesota real estate trust account. Appropriate ID or a bank letter of credit may be required from parties unknown to the sellers or auctioneers. Buyer will pay a 5% *buyer's premium* which will be added to the final bid price, which will determine the full purchase price. 1 Stop Realty, Inc and Fladeboe Auctions are representing the sellers **ONLY** in this transaction.

Contract: The successful high bidder will be required to sign a non-contingent purchase agreement, with appropriate earnest money, immediately following the conclusion of the auction.

Closing: On or before February 21st, 2010.

Disclaimer: The information gathered herein, while deemed accurate, was taken from many sources. The Seller, Auctioneer, Realtor, affiliates or employees make no representations or warranties whatsoever and assume no responsibility for the accuracy or reliability of this information. All prospective buyers are encouraged to fully inspect the property, its condition and rely on their conclusions or consult with their own legal counsel. Bidding increments are solely at the discretion of the auctioneer. Any announcements made by the Auctioneer on the day of the auction will take precedence over any previous printed materials or oral statements made.

Owners: Curt & Linda Lenz

Kirk E Swenson
Broker - Auctioneer
#200404
507-634-7033



Kristine Fladeboe -Duininck
Auctioneer
#34-05-006
320-523-1050

Fladeboe Auctions

For additional information please give us a call or visit our website at:



www.1stop-realty.com



**AUCTION: Prime Tiled Farmland
Spring Possession Available**

March 3, 2010 @ 10:30 AM

49 +/- acres with 45 tillable acres in 1/2 mile rounds, CPI is 87.3 for the tillable acres. Located in Section 35, Kerkhoven Township, Swift County, MN. Auction to be held at the Sunburg Community Center - 211 Isola Street Sunberg, MN 56289.

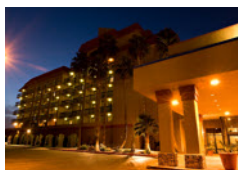
Call **Kristine Fladeboe Duinick 320-212-9379** or **Dale Fladeboe 320-894-9392** of Fladeboe Auctions or visit www.1stop-realty.com under the Auctions tab for detailed information.



Fladeboe Auctions

Auctioneer Kristine Fladeboe Duinick
License Number 34-05-006
Auctioneer Dale Fladeboe
License Number 34-21

Mesa AZ - Seminar Registration Information



Tuesday, February 1, 2011

**Holiday Inn & Suites, 1600 S County Club Drive Mesa, AZ
(on Country Club at Superstition Freeway (Hwy 60))**

Sign-in starts at 9:00 am, Seminar runs from 9:30 am until mid-afternoon

Cost is \$25 per person or \$40 per couple (includes coffee & lunch) please make checks payable to 1 Stop Realty, Inc.

Registration deadline is Jan 25, 2011 - Call 1-877-306-3038 to register!

Why Sell Now? Why Use Auctions?

ACT NOW!



- **If you've thought about selling farmland**
Or you want to
- **Learn what farmland selling prices are!**
Or you want to



- Learn why a well run **land auction** is now the **premier method of marketing farmland** Giving you, the seller, maximum dollar!

Several Spring Land Auction Dates Still Available!

We have buyers willing to pay TOP DOLLAR for high quality leased farmland. Contact 1 Stop Realty, Inc. at 507-634-7033 (info@1stop-realty.com) or 1 Stop Realty - Heller Group 320-523-1050 (hellergroup@1stop-realty.com)

NEW NORTH AMERICAN SOYBEAN FRONTIER

This property provides a unique farming opportunity. Seldom in this region do we find an economic unit that has been assembled and improved as has the RIO CORP FARM.

Early maturing high yielding soybeans joining wheat create a very profitable cropping opportunity on this farm.

In addition, the riverland provides potential for recreational and excellent residential sites. We are proud to represent the seller in bringing this offering to the market.

Located just outside Baudette, Minnesota, population 1044, on improved highway. Access is provided by three miles of State Highway and good County Highways, plus two miles of private road.

The sum of this farm's features, assets and history make it a truly unique property and exceptional value.

Both farmers and investors should explore this investment further.

For more details call: **Roger Heller** at 320-523-1050 or email roger@1stop-realty.com

OFFERING

THE Rio Corp.

Baudette, Minnesota FARM

A LARGE SCALE FARM OPPORTUNITY
Wheat - Oilseeds Producer

±3,972 acres with ±2,600 acres tillable plus 146.2 acres in CRP and CRP filter strips and 200 acres planted to trees.
Extensive River Frontage Recreational Land



402 S Mantorville Ave
Kasson, MN 55944
Phone: 507-634-7033



1302 West DePue Ave
Olivia, MN 56277
Phone: 320-523-1050

FARMLAND SALES • FARMLAND MANAGEMENT • FARMLAND AUCTIONS

Kirk E Swenson



kirk@1stop-realty.com
507-634-7033

Wendy Forthun



wendy@1stop-realty.com
507-251-1637

Roger Heller



roger@1stop-realty.com
320-523-1050

Pat Keltgen



pat@1stop-realty.com
320-523-1050

Dale Fladeboe



dale@1stop-realty.com
320-212-9379

Jan Schley



jan@1stop-realty.com
507-421-8440

Our Mission:

To handle all your Agricultural real estate needs, in a professional friendly manner, so that sellers, buyers, landlords, and tenants have a pleasant and enjoyable experience.

Kristine Fladeboe Duininek



kristine@1stop-realty.com
320-212-9379

www.1stop-realty.com

Wayne Alberts



wayne@1stop-realty.com
507-696-0955

Gary Hotovec



gary@1stop-realty.com
612-202-5090

Ron Sander



ron@1stop-realty.com
507-383-3032

Glen Fladeboe



glen@1stop-realty.com
651-208-3262



Kasson: 507-634-7033
Olivia: 320-523-1050