

PRIME KANDIYOHI COUNTY FARMLAND AUCTION

THURSDAY, NOVEMBER 4, 2021 • 11:00 A.M.

3 PARCELS OF PRIME FARMLAND – 263.97 TOTAL SURVEYED ACRES All land located in Section 27 & 28 of Whitefield Twp., Kandiyohi Co.

PARCEL 1:

74.83 Surveyed Acres; 71.60+/- Tillable Acres; CPI=91.5

Legal Description: (See survey for exact legal description – TRACT “B” of Survey) **Abbreviated Legal Description:** The SE 1/4 of the NW 1/4 of Sec. 28, Twp 118, Range 35; AND Part of the S 1/2 of the NE1/4 of Sec. 28, Twp 118, Range 35.

PARCEL 2:

72.36 Surveyed Acres; 64.99+/- Tillable Acres; CPI=87.3

Legal Description: (TRACT “A” of Survey) The W 1/2 of the NW 1/4 of Sec. 28, Twp 118, Range 35, EXCEPT the North 506.00 feet of the West 775.00 feet thereof.

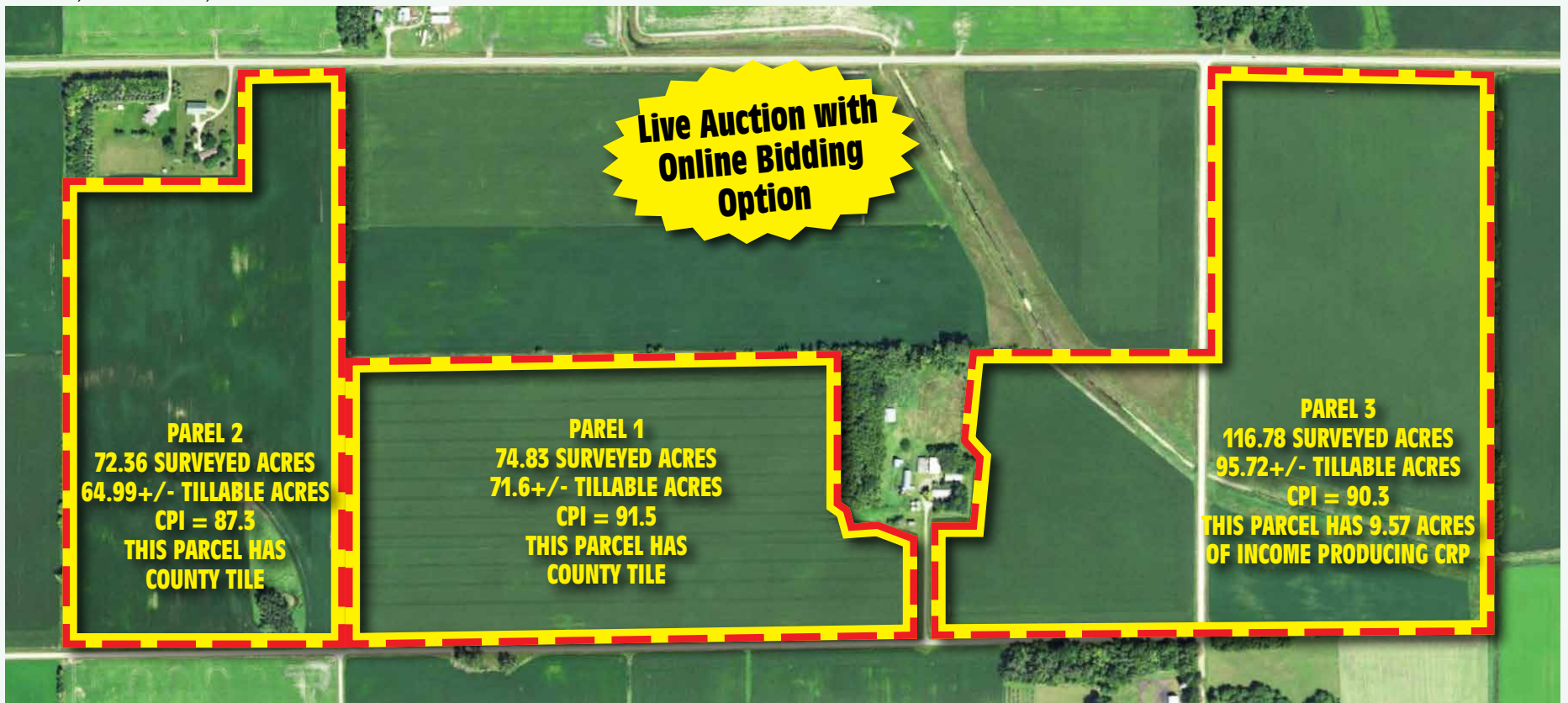
Auction Location: Blomkest Community Center, 103 Main Street, Blomkest, MN 56216

PARCEL 3:

116.78 Surveyed Acres; 95.72+/- Tillable Acres; 9.57 CRP Acres; CPI=90.3

Legal Description: (See survey for exact legal description – TRACT “C” & TRACT “D” of Survey) **Abbreviated Legal Description:** TRACT “C” Part of the S 1/2 of the NE1/4 of Sec. 28, Twp 118, Range 35; AND TRACT “D” The W 1/2 of the NW1/4 of Sec 27, Twp 118, Range 35.

Directions to Land: Take Hwy 71 South of Willmar approximately 6 miles to Cty Rd 3. Go West on Cty Rd 3 one mile to 15th St. Go South on 15th St. Watch for auction signs on parcel 3. Then turn West on 127th Ave SW and watch for auction signs on parcels.



Auctioneer's Comment: Here is a beautiful farm in the heart of southern Kandiyohi County's most productive soils. Shortly after WWII, Bob Butler returned to his family land and began a nearly 40 year career milking dairy cows and farming. Always a proud steward of the soils, Bob fertilized the land by utilizing his dairy operation and was a strong believer in a crop rotation practice. Upon Bob's retirement and now in the next generation of ownership, the tenants have continued his tradition of being great caretakers of the farm. The land has never had sugar beets and the CRP acres were farmed before they were enrolled in the program. Parcels 1 & 2 have county tile and the entire farm benefits from excellent natural and county drainage. Parcel 3 has an averaged CPI of 90, also includes 9.57 acres of income producing CRP acreage. Please take a moment to view the drone video on our website or visit the Butler farm. For additional information please feel free to call or text 651-208-3262 or email Glen@FladeboeLand.com as I would enjoy visiting with you about the Butler farmland. *Glen Fladeboe*

Butler Family Farm, Owners



FLADEBOE LAND

Kristine Fladeboe Duininck
- Broker - 320-212-9379

Glen Fladeboe 651-208-3262

Dale Fladeboe 320-894-9392

2015 MSAA Hall of Fame Auctioneer



Auction Terms: The successful bidder will pay down a \$50,000 earnest money deposit per parcel on the auction day in the form of a cashier's check. The non-refundable check should be made out to Fladeboe Land Trust Account. The successful bidder will enter into a non-contingent, AS-IS purchase agreement on auction day. The successful bidder on Parcel 3 agrees to sign all documentation to continue the remaining years of the CRP contract. Buyer's premium will apply. Closing will be executed on or before December 15, 2021 with Kraft Walser Law Office in Olivia, MN. Announcements made auction day take precedence over printed material. Please contact Glen Fladeboe at 651-208-3262 or email Glen@FladeboeLand.com for an information packet or with questions.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.