

PRIME FARMLAND IN KANDIYOHI COUNTY

AUCTION

FRIDAY, NOVEMBER 12, 2021 • 11:00 A.M.

**80.5 SURVEYED ACRES, 56.7+/- TILLABLE ACRES, 14.97 CRP ACRES,
CPI=91.7 LOCATED IN HOLLAND TOWNSHIP, KANDIYOHI COUNTY.**

LEGAL DESCRIPTION:

The South Half (S1/2) of the Southwest Quarter (SW1/4), Section 1, Township 117, Range 36. See survey for legal description.

LAND LOCATION:

From Prinsburg, MN: 1.5 miles north on County Road 1 to 165th Avenue, east 2 miles to land. *Watch for auction signs.*

CPI=91.7
**This Land Has
Been Surveyed**

AUCTION LOCATION:

Prinsburg Community Center
501 3rd Street, Prinsburg, MN

**Live Auction with
Online Bidding
Option**

**80.5 SURVEYED ACRES
56.7+/- TILLABLE ACRES
14.97 CRP ACRES
CPI = 91.7**

Auctioneer's Comments: We are pleased to present the Hillenbrand farmland for sale by auction. This land has been owned by Debra's family (Richard & Elva Post) for over 50 years. This is high quality farmland with a CPI=91.7. Here is your opportunity to add prime tillable acres to your farming operation or investment portfolio. This farm offers 56.7+/- tillable acres and 14.97 CRP acres and is located in Holland Township. Possession will be immediately after closing. You will not want to miss this auction! Call or text Kristine with any questions you may have at 320-212-9379 or email her at Kristine@FladeboeLand.com *-the Fladeboe Land Team*

Debra & Jim Hillenbrand, 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 \$35,000 as earnest money on 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. Buyer's premium will apply. Final price will be calculated by the number of deeded acres as per the survey. Closing will be executed on or before December 23, 2021, at Quality Title in Willmar, MN. Announcements made auction day take precedence over printed material. For info packet call Kristine at 320-212-9379 or email her at Kristine@FladeboeLand.com.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.