

PRIME FARMLAND AUCTION IN REDWOOD COUNTY

AUCTION

TUESDAY, NOVEMBER 9, 2021 • 2:00 P.M.

THREE PARCELS OF PRIME FARMLAND - 233.51 TOTAL SURVEYED ACRES LOCATED IN KINTIRE TOWNSHIP, REDWOOD COUNTY.

Parcel 1 - 82.89 Deeded Acres; 82.56+/- Tillable Acres; CPI=93.5 The SE 1/4 north of the RR ROW.

Parcel 2 - 88.26 Deeded Acres; 81.14+/- Tillable Acres; CPI=93.2 The SW 1/4 south of the RR ROW.

Parcel 3 - 62.36 Deeded Acres; 58.23+/- Tillable Acres; CPI=91.7 The SE 1/4 south of the RR ROW, exc building site;

All located in Section 11, Township 113, Range 37, Kintire Twp, Redwood County

Land Location: From Belview - 2 Miles east of Belview on County Highway #9 (380th Ave); From Delhi - 1.75 miles west of Delhi on County Highway #9 (380th Ave); From Redwood Falls - West on Highway #19 approximately 4 miles to County Road #6, north 4 miles to County Highway #9 (380th Ave) in Delhi, west 1.7 miles. *Watch for Auction Signs.*

Auction Location: Belview Community Center, 202 S Main Street, Belview, MN

**Live Auction with
Online Bidding
Option**

- **Excellent Soil Quality
- Average CPI=92.9**
- **These Parcels Have Tile**
- **This Land Has Been Surveyed**

Parcel 1
82.89 Deeded Acres
82.56+/- Tillable Acres
CPI=93.5

Parcel 2
88.26 Deeded Acres
81.14+/- Tillable Acres
CPI=93.2

Parcel 3
62.36 Deeded Acres
58.23+/- Tillable Acres
CPI=91.7

Auctioneer's Comments: We're proud to announce our upcoming auction of the Hines Family Farm. This farm has been in the Hines Family for over a century having been purchased by Obadiah A. Hines in 1881. You will not want to miss the opportunity to call this farm your own. This farmland is located in Kintire Township, Redwood Co., with a total of over 220 tillable acres, and an excellent average CPI=92.9. You will have the opportunity to purchase any or all of these parcels. This land has been surveyed. Possession will be immediately after the closing. We hope to see you on auction day! Call Kristine at 320-212-9379 or Glen at 651-208-3262 with any questions you may have.

-the Fladeboe Land Team

Hines 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 \$35,000 per parcel 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 21, 2021 with Kraft Walser Law Office in Olivia, MN. Announcements made auction day take precedence over printed material. For info packet call Kristine at 320-212-9379 or by email to Kristine@FladeboeLand.com.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.