

PRIME LAC QUI PARLE FARMLAND & CRP ACREAGE

AUCTION

WEDNESDAY, NOVEMBER 10, 2021 • 1:00 P.M.

**83.21 SURVEYED ACRES, 59.54 +/- TILLABLE ACRES, 15.55 CRP ACRES
CPI=92.6 LOCATED IN HANTHO TOWNSHIP, LAC QUI PARLE COUNTY.**

LEGAL DESCRIPTION:

Part of the Southwest Quarter of
Section 31, Township 120, Range 43.
See survey for legal description.

LAND LOCATION:

From Appleton: South on St Hwy
119 for 4 miles, turn right on Co
Hwy 34, approx. 1.5 miles to the
land. Watch for auction signs.

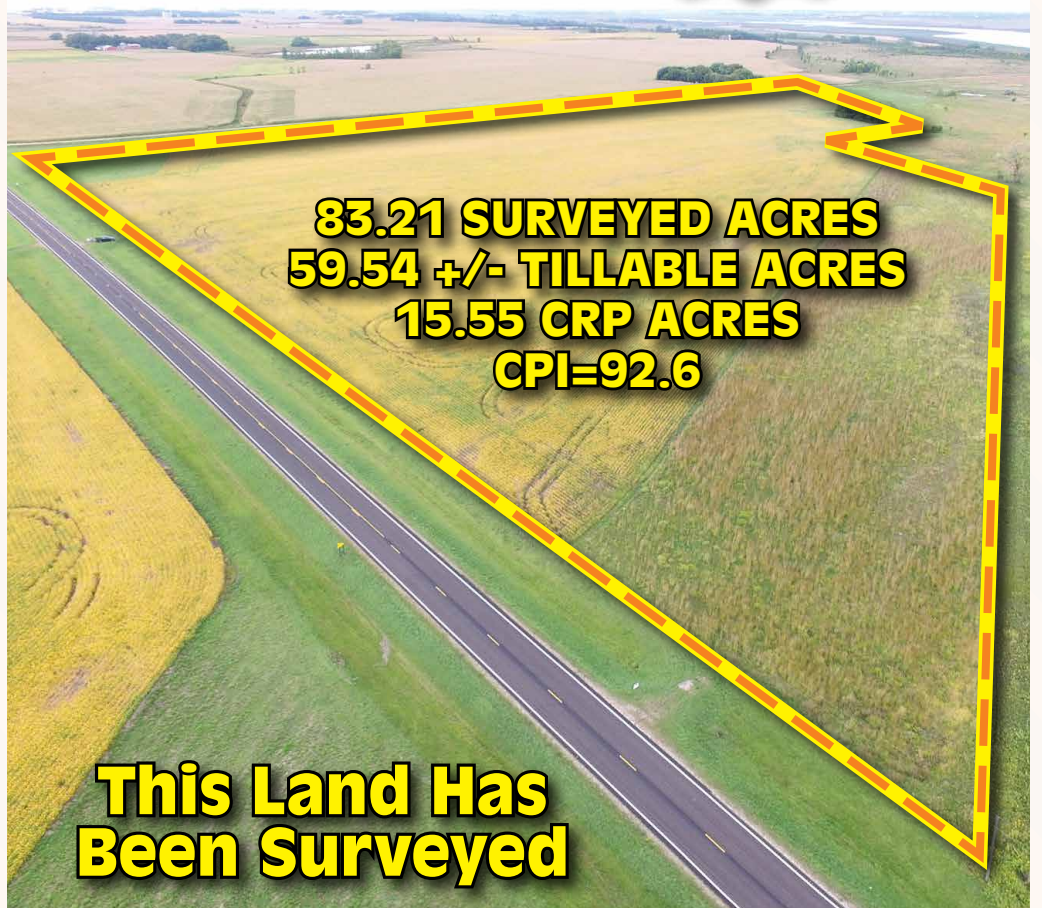
From Madison: North on Co Rd
19 for 9 miles, east on Co Rd 34
3.5 miles to SW corner of the land.
Watch for auction signs.

AUCTION LOCATION:

Shooters Bar & Grill
530 W Christenson Ave,
Appleton, Minnesota

**CPI=92.6
This Land Has
Been Surveyed**

**Live Auction with
Online Bidding
Option**



Auctioneer & Realtor Comments: Here is a stunning farm that offers something for everyone. The tillable land is very strong, benefiting from high quality soils totaling 59.54 acres that lay nice and have a crown, which allows for natural drainage. Then, the 15.55 CRP acres offer income producing recreational opportunities with tall native grasses and great cover for pheasant, deer and natural habitat. Over 90% of this farm is incoming producing land, and the parcel adjoins thousands of acres of State public land right in the historic flyaway of migratory ducks and geese just south of Marsh Lake and near the iconic Lac qui Parle Lake. Finally, you are buying a beautiful farm in a great part of the state from a great family. The Moen Family has owned the land for decades, and they are selling this tract only because they have enough acreage on their home farm site just to the south of this land to suit their family's needs - hence, you will continue to enjoy the Moens as your neighbors for years to come. We hope you take the time to look at the Moen farm - you will be glad you did. Sincerely,

Glen Fladeboe & Brian Fernholz

Moen Family Farm, Owners



FLADEBOE LAND

Kristine Fladeboe Duininck
- Broker - 320-212-9379
Glen Fladeboe 651-208-3262
Brian Fernholz 320-226-4504
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 22, 2021, with Rick Stulz at Swenson, Nelson, and Stultz Law office in Madison, MN. Announcements made auction day take precedence over printed material. For info packet call Brian at 320-226-4504 or email him at Brian@FladeboeLand.com.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.