

Midwest Land Management

LAND AUCTION

Thursday, June 9, 2022 at 10:00 A.M.

147 Acres m/l
Yellow Medicine County, MN



Sale Location: Wood Lake Community Center, 88 2nd Avenue West, Wood Lake, MN

Property Location: 4½ miles south of Wood Lake, MN on 550th Street and ½ mile east on 130th Avenue.

Legal Description: The Southeast Quarter (SE¼) of Section Fifteen (15), Township One Hundred Thirteen (113) North, Range Thirty-nine (39) West of the 5th P.M., Yellow Medicine County, MN except 12.54 acre m/l acreage.

Average Productivity Index: 92.7

Soils: Amiret-Swanlake, Canisteo, Amiret, Webster & Okoboji

Real Estate Taxes: \$6,154

FSA Information

Cropland Acres: 138.83

Corn Base: 62.2 acres

Soybean Base: 37.6 acres

PLC Yield: 156

PLC Yield: 49



Auctioneer's Note: Land buyers, here is an excellent opportunity to purchase a hard to find highly tillable tract of Yellow Medicine County farmland at public auction. The Maertens farm has been very well farmed and cared for by the family for the past 6 decades. The farm boasts a 92.7 Productivity Index with the primary soils being Amerit-Swanlake, Canisteo, Amiret and Webster. Tile maps are available upon request. We look forward to seeing you at Woodlake on auction day. Online bidding is also available for this auction.

For information contact Ben Hollesen at 712-253-5779.

Terms: 10% earnest money down day of sale. Balance due at closing on or before September 1, 2022. Seller to retain 2022 income and pay 2022 real estate taxes. All final bids subject to seller approval. MN License 32-21-004.

**Joyce Hest, Thomas Maertens, Dean Maertens, Brian Maertens,
Sharon Johnson & Janet Bendix, Owners**

Auctioneer: Ben Hollesen 712-253-5779

Attorney: Runchey Louwagie & Wellman, P.L.L.P. • Marshall, MN

Midwest Land Management and Real Estate, Inc.

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www.midwestlandmanagement.com

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MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.