

PRIME FARMLAND IN BLUE EARTH COUNTY

AUCTION

THURSDAY, JULY 28, 2022 • 1:00 PM.

TWO PARCELS OF FARMLAND – 186.51 TOTAL SURVEYED ACRES

PARCEL 1

150.34 Surveyed Acres; 146.8+/- Tillable Acres;
CPI=93.2; Cambria Twp; Legal: The SE1/4 except
bld site, Section 32, Twp 109, Range 29.

PARCEL 2

36.17 Surveyed Acres; 18.72+/- Tillable Acres;
CPI=84.7; 16.88 CRP Acres; Butternut Valley
Twp; Legal: Auditors Plat #46, Lot 3,
Section 5, Twp 108, Range 29.

All Located in Blue Earth County.

See survey for exact legal descriptions

LAND LOCATION:

From Highway 68 near Cambria take BE Co Rd 6 south for two miles to Co Rd 102, go west one mile to the intersection of Township Rd 227 St & 483 Ave. This is the SE corner of the 1/4 section. Continue West on Township Rd 227 St West .4 miles and you will be at the NE corner of the 40 acre tract on the south side of the twp road.

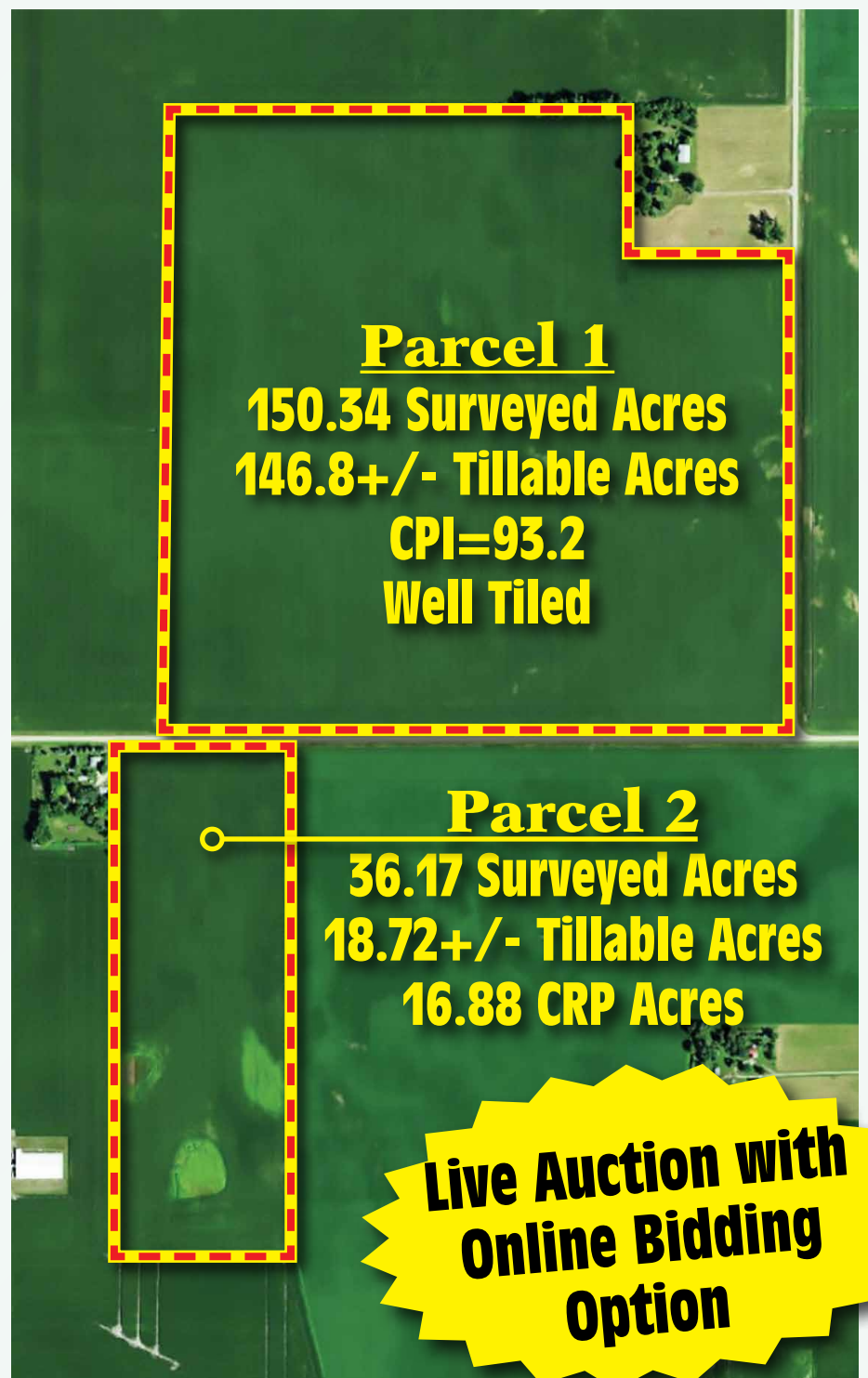
AUCTION LOCATION:

Courtland Community Center
300 Railroad Street, Courtland, MN

This Land Has Been Tiled
This Land Has Been Surveyed

James Thomas, Owner

Greg Thomas, Associate Broker is related to the seller



Parcel 1
150.34 Surveyed Acres
146.8+/- Tillable Acres
CPI=93.2
Well Tiled

Parcel 2
36.17 Surveyed Acres
18.72+/- Tillable Acres
16.88 CRP Acres

**Live Auction with
Online Bidding
Option**

Auctioneer's Note: Folks, we have a great opportunity for you to purchase high quality and tiled farmland in Blue Earth County. Parcel 1 offers 146.8+/- tillable acres of prime farmland. The soils on this farm are excellent and offer a CPI=93.2. This land is well tiled with a great outlet. Parcel 2 offers 18.72+/- tillable acres and 16.88 acres of income producing CRP land. If you are looking to add quality ground to your operation or holdings, you won't want to miss out on this opportunity. Kristine Fladeboe Duininck and Greg Thomas, Associate Broker (507-217-9237) *-the Fladeboe Land Team*



FLADEBOE LAND

Kristine Fladeboe Duininck
- Broker - 320-212-9379
Glen Fladeboe 651-208-3262
Dale Fladeboe 320-894-9392
Greg Thomas 507-217-9237



Auction Terms: The successful bidder(s) will pay down \$100,000 for Parcel 1 and/or \$50,000 for Parcel 2 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(s) will enter into a non-contingent, AS-IS purchase agreement on auction day. Buyer's premium will not apply. Final price will be calculated by the number of deeded acres as per the survey. Closing will be executed on or before September 22, 2022, with Fischer Law, PA in New Ulm, MN. Announcements made auction day take precedence over printed material. For info packet contact Greg at 507-217-9237 or email him at Greg@FladeboeLand.com

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.