

TWO PARCELS OF FARMLAND IN SWIFT COUNTY

AUCTION

TUESDAY, SEPTEMBER 13, 2022 • 1:00 P.M.

TWO PARCELS OF FARMLAND – 158.3 TOTAL SURVEYED ACRES

PARCEL 1:

80.2 Surveyed Acres; 77.98+/-

Tillable Acres (FSA); CPI=83.4;

Legal Description: The East Half of the Northwest Quarter of Section 21, Township 122, Range 37.

PARCEL 2:

78.1 Surveyed Acres; 58.74+/-

Tillable Acres (FSA); CPI=85.1;

Legal Description: The West Half of the Northwest Quarter, exc the North 264' of the West 330' of Section 21, Township 122, Range 37.

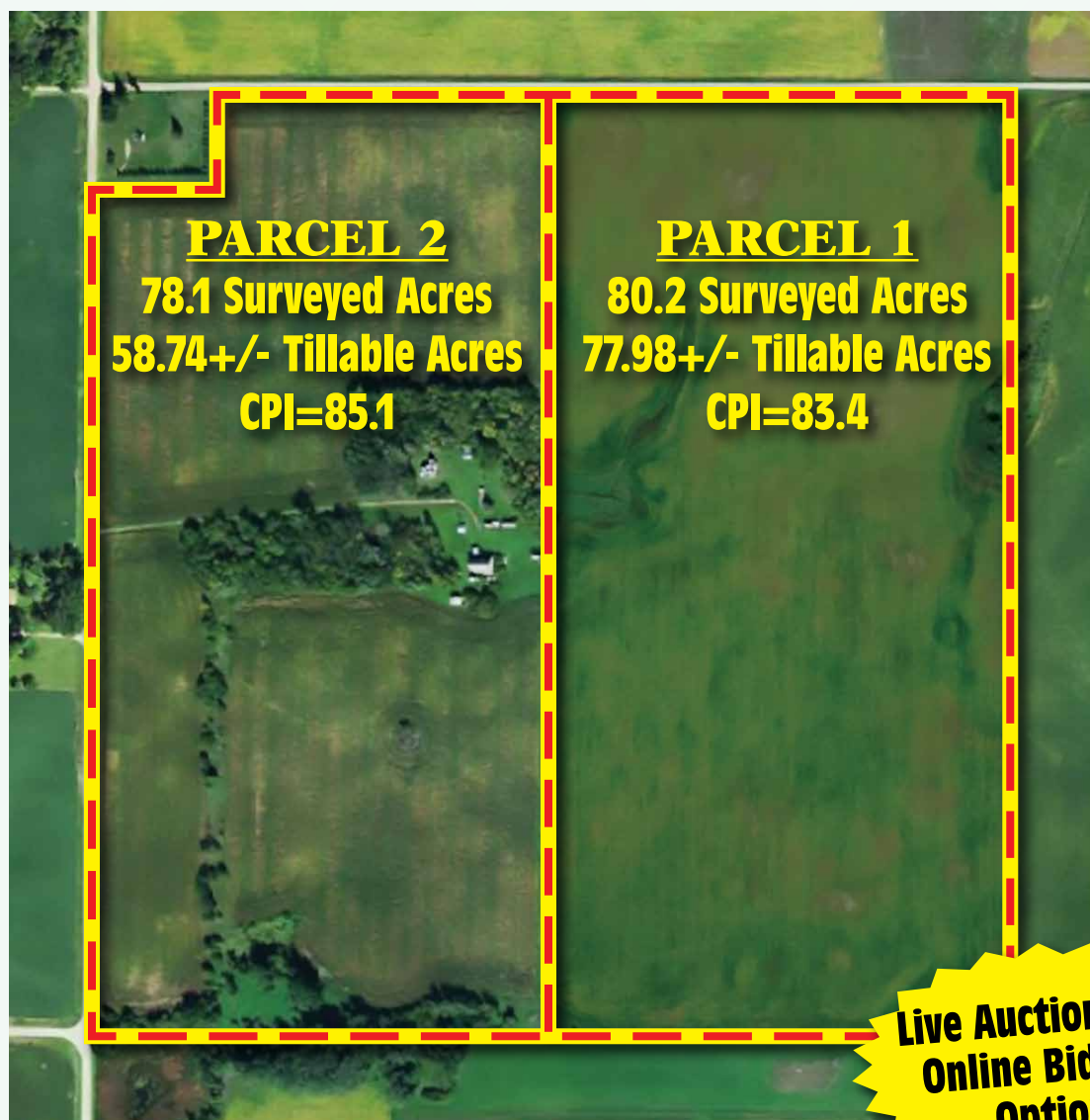
All located in Kerkhoven Township, Swift County. See survey for exact legal description.

LAND LOCATION:

From Highway 9 North of Sunburg: Drive West on St Highway 9 for five miles to 140th Ave, go North 0.5 miles to land. *Watch for auction signs.*

AUCTION LOCATION:

Sunburg Community Center
211 Isola Street, Sunburg, MN



- **This Land Has Been Surveyed**
- **Possession After the 2022 Harvest**
- **Parcel 2 Includes a Vacant Building Site**

Auctioneer's Note: We are pleased to present the Joel Skarpness farmland for sale by auction. This land has been in the Skarpness Family for 3 generations. Here is your chance to call this beautiful land your own. Parcel 1 offers 77.98+/- tillable acres. Parcel 2 consists of 58.74+/- tillable acres and contains a vacant building site. Both parcels are located in Kerkhoven Township in Swift Co. This land has been surveyed. These parcels would be a great addition to your farming operation or investment portfolio. 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

Joel Skarpness, Owner



FLADEBOE LAND

Kristine Fladeboe Duininck
- Broker - 320-212-9379

Glen Fladeboe 651-208-3262

Dale Fladeboe 320-894-9392



Auction Terms: The successful bidder(s) will pay down \$40,000 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(s) will enter into a non-contingent, AS-IS purchase agreement on auction day. Buyer's premium applies. Final price will be calculated by the number of deeded acres as per the survey. Closing will be executed on or before October 25, 2022, with Wilcox Law Office, in Benson, MN. Announcements made auction day take precedence over printed material. For info packet contact Kristine at 320-212-9379 or email her at Kristine@FladeboeLand.com

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.