

PRIME FARMLAND IN CHIPPEWA COUNTY

AUCTION

MONDAY, SEPTEMBER 26, 2022 • 1:00 P.M.

80.11 Surveyed Acres, 76.41+/- Tillable (FSA) Acres, CPI=87.9, located in Crate Twp., Chippewa County

LEGAL DESCRIPTION:

The W 1/2 of the NW 1/4 of Section 36, Twp 118, Range 38.
See survey for exact legal description.

LAND LOCATION:

In Clara City at the Hwy 23 and Main Street intersection go North on Hwy 2 for 3+ miles to 20th St SE, west 0.75 miles to land.
Watch for auction signs.

AUCTION LOCATION:

Clara City Community Center
30 2nd Ave NW, Clara City, MN

**This Farm Has Tile
& Has Been Surveyed**



Auctioneer's Note: This quality farm has been in the family for over 100 years and we are honored to present the Thein Family Farmland located in Crate Township of Chippewa County for sale by auction. This farm has tile and has been surveyed. It would be a great addition to your farming operation or investment portfolio. Possession will be after the 2022 harvest. You will not want to miss this auction! 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

Thein Family, Sellers



FLADEBOE LAND

Kristine Fladeboe Duininck
- Broker - 320-212-9379

Glen Fladeboe 651-208-3262

Dale Fladeboe 320-894-9392



Auction Terms: The successful bidder will pay down \$40,000 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 November 7, 2022, with Quality Title in Willmar, 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.

