

FARMLAND IN SWIFT COUNTY

AUCTION

ONLINE ONLY

BIDDING OPENS TUESDAY, SEPTEMBER 20, 2022 • 9:00 A.M.
BIDDING CLOSING THURSDAY, SEPTEMBER 29, 2022 • 1:00 P.M. CDT

ONE PARCEL OF FARMLAND - 34.13 TOTAL SURVEYED ACRES
33.95+/- Tillable Acres (FSA); CPI=85.4

LEGAL DESCRIPTION:

The W 1/2 of the E 1/2 of the SW 1/4 north of the centerline of US Hwy 12, exc Parcel 227 of Hwy ROW Plat 76-18, Sect. 13, Marysland Twp. (121), Range 41. *See survey for exact legal description.*

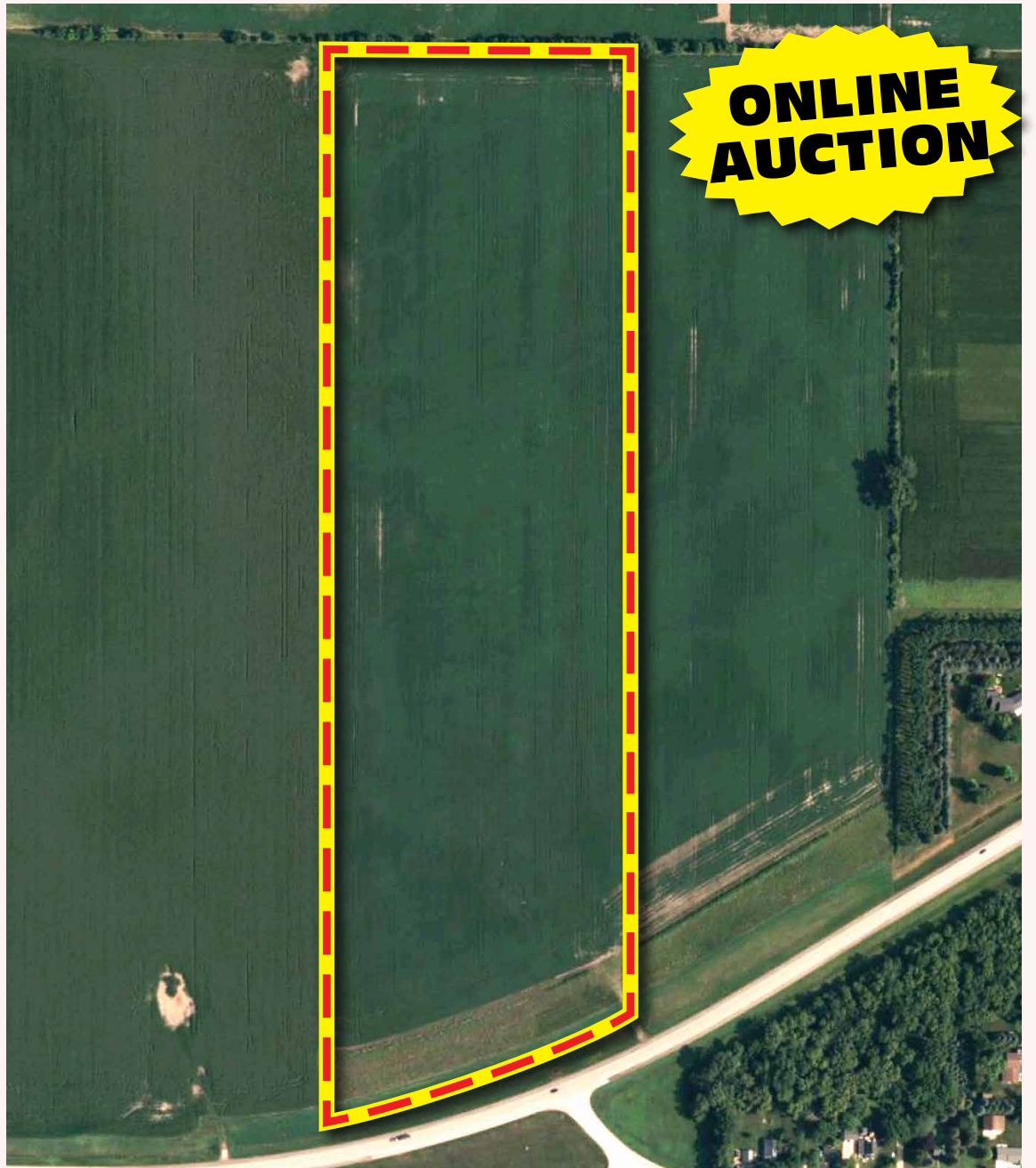
LAND LOCATION:

North of U.S. Highway 12 just west of Danvers, MN.
Watch for Fladeboe Land Signs.

AUCTION LOCATION:

Online only at:
FladeboeLand.com (Dolan)

The Farm Has Tile
This Land Has Been Surveyed
& Has Great Road Access



Auctioneer's Note: The Dolan family has owned this parcel for nearly 70 years, and now with Barbara in her early 90's, she believes the time has come for another family or investor to enjoy the rights of ownership. The farm has tile, borders on Hwy 12 just west of Danvers, has great road access and the parcel lays nice. Simply put, here is a rare opportunity for a farmer or investor to add quality acreage to their holdings without the financial commitment of purchasing a large tract of land. Please call, text or email Glen Fladeboe at 651-208-3262 or Glen@FladeboeLand.com with additional questions.

Barbara Dolan, 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 will enter into a non-contingent, AS-IS purchase agreement within 24 hours of the auction closing and deposit \$25,000 as earnest money. 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 November 20, 2022. To register to bid, all parties will agree to and sign the auction announcements and disclosures - these announcements and disclosures take precedence over printed material. For additional information or to register to bid contact Glen Fladeboe at 651-208-3262 or email Glen@FladeboeLand.com.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.