

LAND AUCTION

160 +/- ACRES OF PREDOMINANTLY TILLABLE LAND IN TWO 80 +/- ACRE TRACTS, LOCATED IN ASH LAKE & DIAMOND LAKE TWP'S., LINCOLN CO., MN

As we have decided to sell, we will offer at auction the following quality land located from Lake Benton, MN, 7 miles north on Hwy. 75 & half a mile east on 220th St to Tract 1, or 6 miles north on Hwy. 75 & 2 miles east on 210th St to Tract 2. Or from Ivanhoe MN, 6 miles south on Hwy 75 & 1/2 mile east to Tract 1. Sale held on Tract 1.

FRIDAY, JUNE 2nd, 2023 SALE TIME: 10:00 A.M.

Auctioneers' Notes: This sale represents an opportunity to purchase two strong 80 +/- acre farms, featuring quality row crop soils on predominantly tillable tracts. Both farms have wind rights easements that pay annually. The farms are free for possession after the 2023 crop years. Live & Online Bidding Available.

Tract 1: This 80 +/- acre farm represents an exceptional opportunity for a predominantly tillable, row crop farm that produces strong yields and is located in a good agricultural area. The farm has a soil productivity rating of 83.8 on the tillable acres, and predominantly is comprised of Highpoint Lake Silty Clay Soils. Per the FSA Office, the farm has 70.94 cropland acres with a corn PLC yield of 143, and a soybean PLC yield of 44. The farm has a Wind & Access Road Easement, that is scheduled to produce a total payment in Spring, 2024 of \$2,998.02.

Description: S ½ of the SE ¼ Sec. 33, T-111-N, R-45-W, Ash Lake Twp., Lincoln Co., MN.

Tract 2: This 80 +/- acre farm is approximately 1 ½ miles southeast of tract 1, and also brings to market a strong and predominantly tillable farm that produces strong yields and is located in a good agricultural area. The farm has a soil productivity rating of 91.8 on the tillable acres, and predominantly is comprised of Hokans-Svea Complex Soils. Per the FSA Office, the farm has 70.12 cropland acres with a corn PLC yield of 143, and a soybean PLC yield of 44. The farm has a Wind Acreage Easement that is scheduled to produce a total payment in Spring, 2024 of \$1,664.64.

Description: E ½ of the SE ¼ Sec. 3, T-110-N, R-45-W, Diamond Lake Twp., Lincoln Co., MN.

For additional information, go to our website www.burlagepeterson.com or contact the Auctioneers.

MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY!!!

TERMS: 10% non-refundable earnest money deposit due day of sale with balance due on or before September 15, 2023. Closing fees and title work is split 50/50 between buyer and seller. The seller does not warranty or guarantee that existing fences lie on the true & correct boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. New buyer will receive possession after the 2023 crop year. Access for fall field work must be approved by the renter, per the existing lease. This property is sold subject to easements and restrictions, if any, reservations and/or highways of record, and is sold subject to confirmation of owner. Information contained herein, and all statements made herein are believed to be accurate but not guaranteed. Buyers are responsible to conduct their own due diligence for any future uses and practices with the farm. Blazing Star Wind Farm w/ Excel Energy hold the Wind & Access Road Easement. Payments are typically made in the Spring, with the new buyer receiving any and all payments after closing. The 20 year lease originated in 2021 and includes three additional 10 year renewals. Announcements made the day of the sale take precedence over written material. Auctioneers represent the seller and are to be held harmless in this transaction. Buyer or seller may elect to do a 1031 Exchange. Closing conducted through attorney, Glen A. Petersen of Tyler, MN.

(JENS) LLOYD DAHL ESTATE - OWNER

Glen A. Petersen, Tyler, MN, Attorney & Closing Agent

LAND BROKERAGE & AUCTIONEER FIRM

Burlage Peterson Auctioneers & Realtors, LLC

Land Brokers – Auctioneers – Realtors – Farm Managers

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**BURLAGE
PETERSON**
Auctioneers & Realtors, LLC.