

FARMLAND IN LAC QUI PARLE COUNTY

AUCTION

TUESDAY, MARCH 26, 2024 • 1:00 P.M.

3 Parcels of Quality Farmland in Lac qui Parle County 406.9 Total Surveyed Acres Being Sold in 3 Parcels

Parcel 1: 80.49 Surveyed Acres, 76.12+/- Tillable (FSA) Acres, described as the E 1/2 of the NW 1/4 of Section 11, Mehurin Twp (117), Range 46. PID #32-0027-000

Parcel 2: 161.77 Surveyed Acres, 128.53+/- Tillable (FSA) Acres, described as the SE 1/4 of Section 34, Augusta Twp (118), Range 46; PID #06-0114-000

Parcel 3: 164.64 Surveyed Acres, 128.94+/- Tillable (FSA) Acres, described as Government Lots 3 & 4 and the S1/2 of the NW1/4 of Section 2, Mehurin Twp (117), Range 46; PID #32-0009-000

Go to FladeboeLand.com to view surveys and exact legal descriptions.

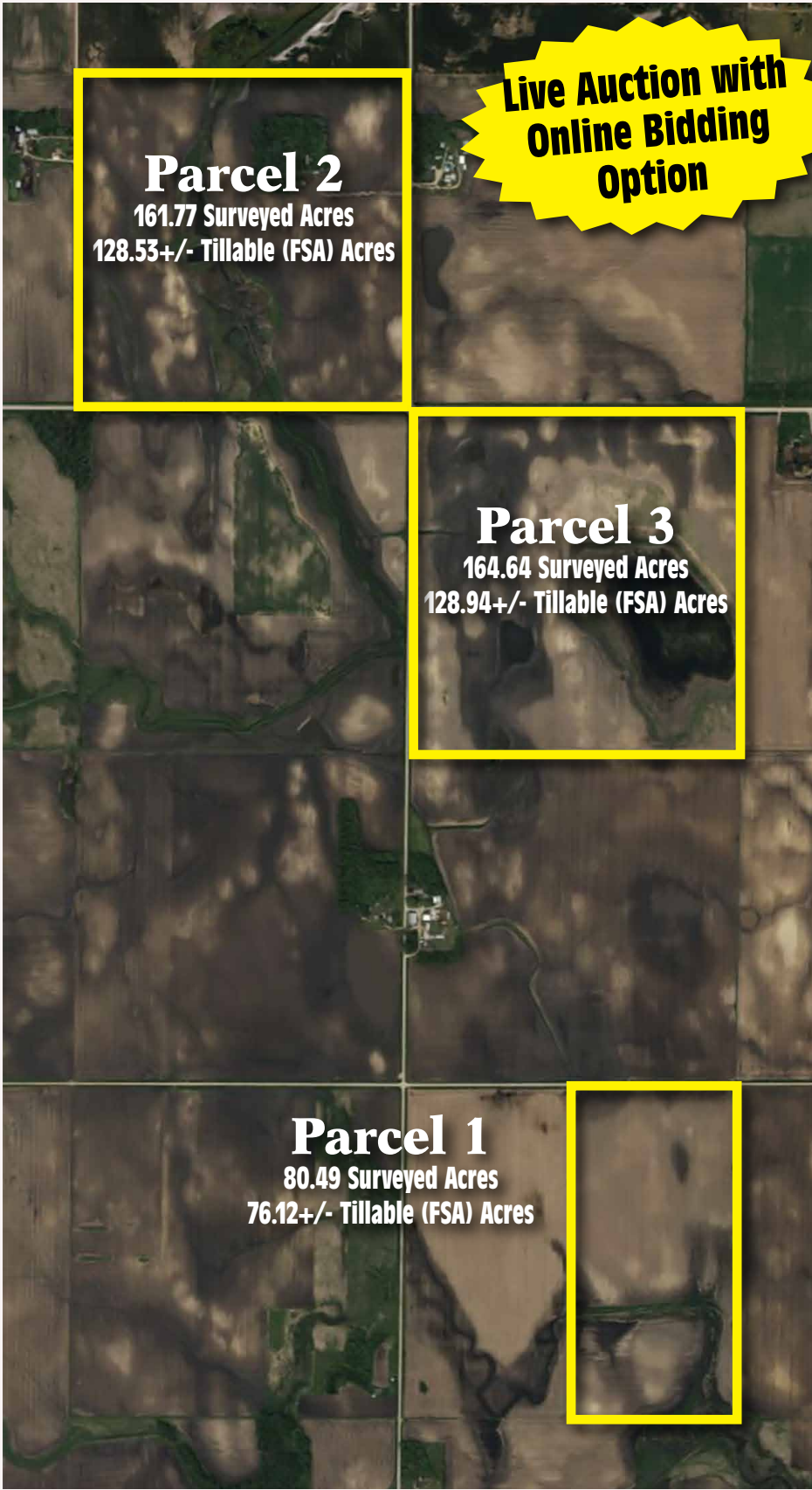
- Live Auction with an Online Bidding Option
- Over 400 Acres Located in Close Proximity
- May Buy One, Two or All Three Parcels

AUCTION LOCATION:

Madison VFW, 710 W 2nd St, Madison, MN

Land Location: From Marietta, go east on Highway 40 one mile. Go south on 131st Ave two miles and parcels 2 and 3 will be on each side of the road. Continue one mile to 210th St and go east 1/4 of a mile to Parcel 1 which will be on the south side of the road.

Notes from Brian Fernholz, the Listing Realtor: Here is a rare opportunity to purchase one or several tracts of land that are close together in the heart of Lac qui Parle County. The three quality farms are located in an ideal location, all within a mile of well maintained paved roads. There are many well established grain facilities near these farms making this a great opportunity to add to your farming operation or investment portfolio. The land is leased for 2024 and the cash rent payments for 2024 will be prorated with the new buyer(s) based on the date of closing. In 2025 and beyond, the owner(s) will be able to farm the land themselves or lease the land. The Brehmer family has owned the land for many years, and it is an honor to represent their family in the sale of these parcels. Please call, text or email Brian Fernholz at 320-226-4504 or Brian@FladeboeLand.com -the Fladeboe Land Team



Brehmer Family Trust, Owners



FLADEBOE LAND

Kristine Fladeboe Duininck
- Broker - 320-212-9379

Glen Fladeboe 651-208-3262

Brian Fernholz 320-226-4504

Dale Fladeboe 320-894-9392



Auction Terms: The successful bidder(s) will pay down \$50,000 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 will apply. Final price will be calculated by the number of deeded acres as per the survey. Closing will be executed on or before June 28, 2024 with Attorney Rick Stulz in Madison, MN. Announcements made auction day take precedence over printed material. For info packet call Brian Fernholz at 320-226-4504 or email him at Brian@FladeboeLand.com or call Glen at 651-208-3262 or email him at Glen@FladeboeLand.com.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.