

FARMLAND IN SWIFT COUNTY

TIMED ONLINE ONLY AUCTION

BIDDING OPENS TUESDAY, JULY 9, 2024 AT 8:00 AM
BIDDING CLOSSES **Tuesday, July 16, 2024 • 2:00 PM**

Two Parcel Auction for Farmland Located in Swift Co

139.02 Total Surveyed Acres; 128.24+/- Total Tillable Acres; Being Sold in Two Parcels

PARCEL 1

98.78 Surveyed Acres; 90.49+/- Tillable Acres;
CPI=87.5; PID #18-0080-000 & 18-0082-000
(Split Parcels)

Legal Description: Parts of the S1/2 of the NW1/4, N1/2 of the SW1/4 & SW1/4 of the SW1/4 of Section 15, Twp 120, Range 40.

PARCEL 2

40.24 Surveyed Acres; 37.75+/- Tillable Acres;
CPI=91.4; PID #18-0085-000

Legal Description: The SW1/4 of the SE1/4 of Section 15, Twp 120, Range 40.

All in Section 15 of Swenoda Twp, Swift Co.

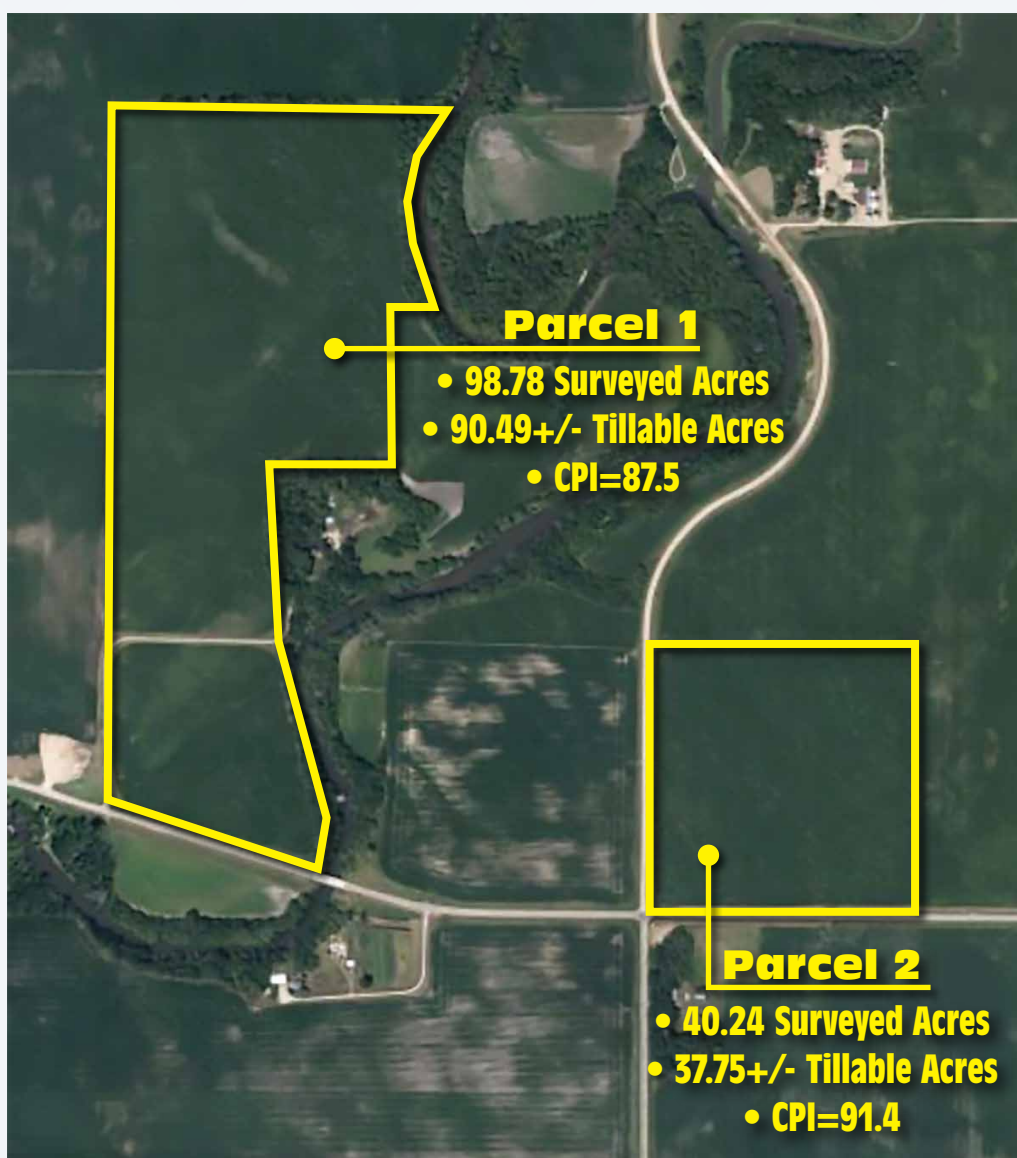
Go to [FladeboeLand.com](https://www.FladeboeLand.com) to view survey and exact legal descriptions.

Land Location: From Benson: Take MN-29 south 8+/- miles to 90th St SW, turn west and drive 3+/- miles to the SE corner of Parcel 2. Continue driving west to Parcel 1. Watch for auction signs.

- **This Land Has Tile**
- **High Quality Soils**
- **Great Access on Asphalt Road**

Auctioneer's Comments: On behalf of the Larson family, and all of us at Fladeboe Land, we appreciate your interest in these two high quality parcels located in Swift County. Both tracts have strong soils, tile, and lay very nice - with natural convex sloping on parts of the land. We encourage you to view the aerial drone video of this land on our website at [FladeboeLand.com](https://www.FladeboeLand.com) and drive past the parcels. Whether you are interested in the 40 or the 98 acre parcel, or both, here is a great opportunity to add quality ground that is located on an asphalt road and in a county that is known for strong producers and productive yields. The Larson family has been proud to own this land for many decades. They appreciate their neighbors, the community and the values of their farm heritage and hope you will consider participating in the auction. Please call, text or email Glen Fladeboe at 651-208-3262 or Glen@FladeboeLand.com with any additional questions. Thank you for your interest and we wish all of you a joyful start of summer.

-the Fladeboe Land Team



Larson Trust • Owners



FLADEBOE LAND

Kristine Fladeboe Duininck
- Broker - 320-212-9379

Kristine@FladeboeLand.com

Glen Fladeboe 651-208-3262
Glen@FladeboeLand.com

Dale Fladeboe 320-894-9392



Auction Terms: The successful bidder(s) will pay down \$50,000 for Parcel 1 and/or \$35,000 for Parcel 2 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 August 30th, 2024, with Wilcox Law Office in Benson, MN. Announcements made auction day take precedence over printed material. For info packet call Glen at 651-208-3262 or email him at Glen@FladeboeLand.com or call Kristine at 320-212-9379 or email her at Kristine@FladeboeLand.com.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.