

MINNESOTA LAND AUCTION

474.1 Acres Nobles County Sections 3 & 11 Indian Lake Township



Wednesday - July 16, 2025 - 10:00 am

Auction Site: Round Lake Vineyards & Winery, 30124 State Hwy 264, Round Lake, MN

319.2 Acres m/l Section 3 Indian Lake Township

North Tract – 157.3 Acres m/l

Legal Description: NE1/4 Section 3-101-39, except a 1.53-acre tract in the SE1/4 NE1/4

Description: An attractive, all tillable, nearly level farm with 153.5 crop acres (est) in one field.

RE Taxes: \$8284 annually (est)

Productivity Index (PI): 93.1

The Special Assessment for Drainage Improvement has been paid (\$194,926.46)

South Tract – 161.9 Acres m/l

Legal Description: SE1/4 Section 3-101-39 and a 1.53-acre tract in the SE1/4 NE1/4

Description: A good looking, nearly all tillable, gently rolling farm with 146 crop acres (est). A 3.1-acre acreage will be included with the South Tract (see Method of Sale).

RE Taxes: \$4834 annually (est)

Productivity Index (PI): 86.6

The Special Assessment for Drainage Improvement has been paid (\$167,527.05)

Acreage – 3.1 Acres

Address: 28499 Ulrich Avenue, Worthington, MN

Legal Description: 3.1 acres in the SE1/4 NE1/4 & NE1/4 SE1/4 Section 3-101-39 (survey available)

Description: The acreage includes a 1640 sq ft house, 2 machine sheds, misc outbuildings, and attractive new north windbreak. Call to set up a showing.

RE Taxes: \$1276 (est)



158 Acres m/l Section 11 Indian Lake Township

Legal Description: NW1/4 north of the railroad right-of-way in Section 11-101-39

Description: A productive, nearly all tillable, gently rolling farm with 150.43 crop acres in 2 fields. The tillable is divided by Judicial Ditch #9, providing outstanding access for outlet.

RE Taxes: \$5498 annually

Productivity Index (PI): 90.3

The Special Assessment for Drainage Improvement has been paid (\$152,706.54)



Method of Sale: Buyer will have the choice of the three farmland tracts: 157.3 acres, 161.9 acres, and 158 acres. The acreage will be included with the 161.9-acre tract. Next the acreage will be offered individually, giving bidders an opportunity to raise the price for the 3.1 acres with the buildings. If a bid exceeds the original offered price, the acreage will be sold separately from the farm. If no higher bids are offered, the acreage will remain part of the 161.9-acre tract.

Terms: Ten percent down sale day, balance due at close August 27, 2025. Real Estate taxes will be prorated to July 1, 2025. Buyer will receive one half of the cash rent for the 2025 crop season.

Possession: At close, subject to a cash lease for the 2025 crop season.

Broker's Note: The ACRE Co. is pleased to be selling these three quality tracts of Minnesota farmland for the Rossiter family at public auction. Join us at the Round Lake Winery for your opportunity to purchase choice of these three productive tracts of Nobles County farmland. Bid with confidence; the acreage has been surveyed and the special assessments for drainage improvements are paid. Call us to see the acreage. We look forward to seeing you sale day !

Seller: Rossiter Family

Attorney: Mark Balzarini
Hellmuth & Johnson, Tyler, MN

Broker/Auctioneer:

Jon Hjelm, ALC 712-240-3529

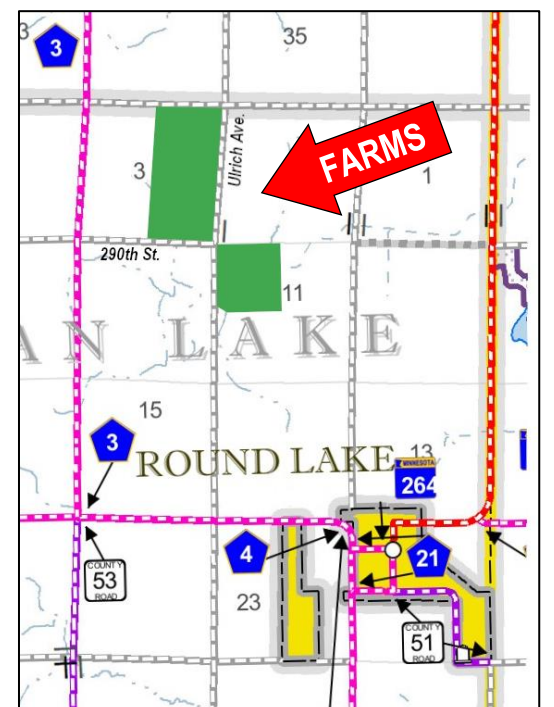
MN Auctioneer License No. 32-25-001



Farm Real Estate

Spencer, Iowa 712-262-3529

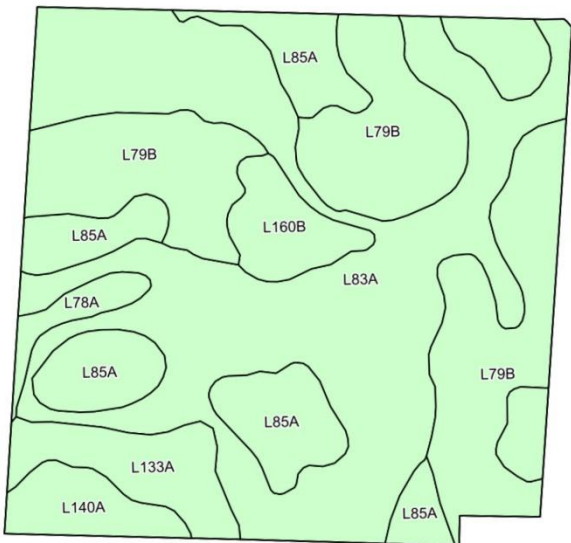
theacrecos.com



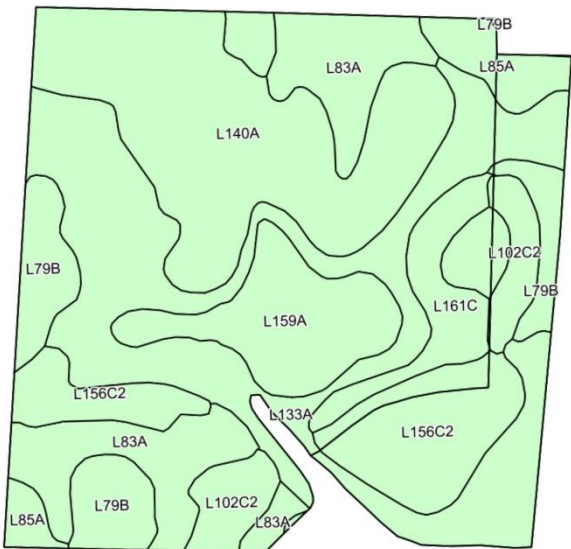
The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

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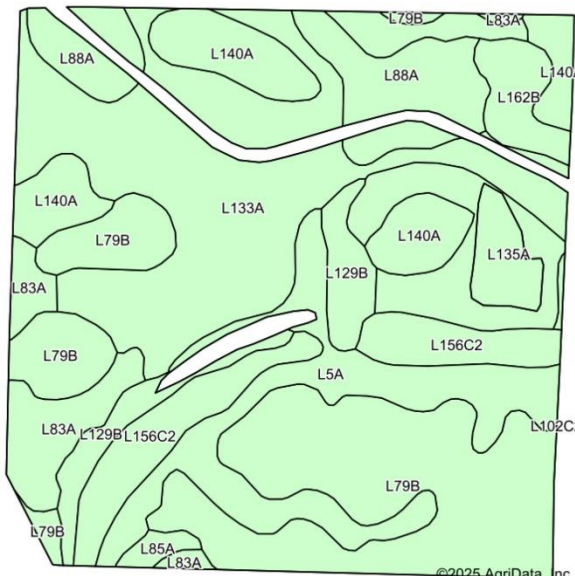
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157.3 Acres Section 3 Indian Lake (North Tract)			
Code	Soil	Acres	PI
L83A	Webster clay loam, 0 to 2 percent slopes	63.85	93
L79B	Clarion loam, 2 to 6 percent slopes	45.45	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	20.91	99
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	9.94	85
L160B	Dickinson sandy loam, loamy substratum, 1 to 6 percent slopes	5.63	67
L140A	Ocheda silty clay loam, 1 to 3 percent slopes	5.13	97
L78A	Canisteo clay loam, 0 to 2 percent slopes	2.59	93
Weighted Average			93.1



161.9 Acres Section 3 Indian Lake (South Tract)			
Code	Soil	Acres	PI
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	40.33	85
L140A	Ocheda silty clay loam, 1 to 3 percent slopes	32.61	97
L83A	Webster clay loam, 0 to 2 percent slopes	17.47	93
L156C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	15.42	73
L79B	Clarion loam, 2 to 6 percent slopes	13.29	95
L159A	Knoke mucky silty clay loam, 0 to 1 percent slopes	11.94	78
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.72	87
L161C	Estherville-Pilot Grove complex, 6 to 12 percent slopes	6.40	47
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.32	99
Weighted Average			86.6



158 Acres Section 11 Indian Lake			
Code	Soil	Acres	PI
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	37.06	85
L79B	Clarion loam, 2 to 6 percent slopes	34.66	95
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	16.11	96
L140A	Ocheda silty clay loam, 1 to 3 percent slopes	12.47	97
L88A	Lura silty clay, 0 to 1 percent slopes	11.09	81
L135A	Okabena silty clay loam, 1 to 3 percent slopes	10.68	100
L156C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	10.37	73
L83A	Webster clay loam, 0 to 2 percent slopes	7.22	93
L129B	Terril loam, 2 to 6 percent slopes	6.18	99
L162B	Clarion-Round Lake complex, 2 to 6 percent slopes	3.68	78
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.94	99
Weighted Average			90.3

FSA Information

Section 3 Indian Lake

North and South Tracts Combined

Cropland Acres	299.53
Corn Base Acres	152
Corn PLC Yield	158
Soybean Base Acres	145.12
Soybean PLC Yield	44

Section 11 Indian Lake

Cropland Acres	150.43
Corn Base Acres	73.9
Corn PLC Yield	141
Soybean Base Acres	73.5
Soybean PLC Yield	37



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