

# TWO PARCEL AUCTION IN TODD COUNTY

# AUCTION

## ONLINE ONLY

BIDDING OPENS THURSDAY, AUGUST 21, 2025 AT 8:00 AM  
BIDDING CLOSSES **Thursday, August 28, 2025 • 2:00 PM**

## Online Only Auction in Fawn Lake Twp, Todd Co

## Two Parcel Auction - 189.46 Total Surveyed Acres

**Parcel 1:** 109.67 Surveyed Acres; 35.32± (FSA) Cropland Acres, Building Site w/ Home, Outbuildings & Recreational Land; located in the N1/2 of the SW1/4 & the N 60 rods of the SE1/4 of the SW1/4, Section 17, Twp 132, Range 32.

### Building Site Address:

42243 County Road 7, Browerville, MN

**Parcel 2:** 79.79 Surveyed Acres; 43.75± (FSA) Cropland Acres, Pasture, Wetlands and Woods; located in S1/2 of the NE1/4, Section 17, Twp 132, Range 32.

*Go to FladeboeLand.com to view survey for exact legal descriptions.*

### Open House Dates:

July 16, 3 - 5 p.m.; August 2, 1 - 3 p.m.;  
August 19, 3 - 5 p.m.; August 27, 3 - 5 p.m.

**Land Location:** 10± miles SE of Staples as follows: Go south on MN-210W 1.5± miles to Co Rd 7, turn left and follow Co Rd 7 for 8± miles. Parcel 2 will be to the left, Parcel 1 will be to the south on the right side of the road. Watch for auction signs.

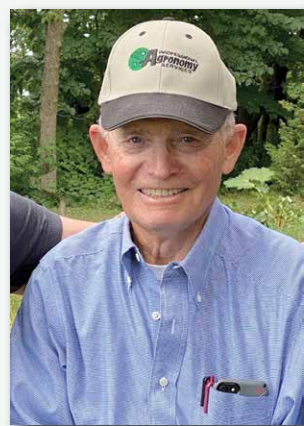
Go to [FladeboeLand.com](http://FladeboeLand.com) for more details and to view the drone video & aerial photos

**Parcel 2**  
79.79 Surveyed Acres  
43.75± (FSA)  
Cropland Acres

**Parcel 1**  
109.67 Surveyed Acres  
35.32± (FSA)  
Cropland Acres



**Auctioneer's Notes:** Neil Dvorak was one of those classic Minnesota dairy farmers who worked hard, was meticulous, took pride in and care of his home and farm, did right and was well liked by his neighbors. On the special days when he was "caught up with the work," Neil would enjoy fishing and capturing nature through the photography skills he picked up during his time serving our country in Korea. Never married and never having had children, Neil had a close relationship with his two nephews. Upon his passing, his nephews have decided the time has come for another family or farmer to enjoy the rights of ownership in the land. Our family has been in the land / auction business since 1978. In our careers, this is one of those very rare opportunities that you may only see once in a decade; the chance to buy a farm with a well-cared for home, a stately barn and outbuildings with tillable, pasture and recreational land. This land presents a significant opportunity for farming and specialty crops, cattle or beef expansion, or a horse and hunting escape! Be sure to visit [FladeboeLand.com](http://FladeboeLand.com) to view the drone video and aerial pictures. Call or text Glen with any questions you may have at 651-208-3262 or email him at [Glen@FladeboeLand.com](mailto:Glen@FladeboeLand.com). Sincerely, Glen Fladeboe



## Neil J. Dvorak Revocable Trust, Owner

TODD GERMANN & CHRISTOPHER GERMANN, TRUSTEES



## FLADEBOE LAND

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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. Closing will be executed on or before October 9th, 2025, with The Title Team in Wadena or Alexandria, 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](mailto:Glen@FladeboeLand.com)

**[www.FladeboeLand.com](http://www.FladeboeLand.com)**

*Sellers, auctioneers and brokerage are not responsible for accidents.*