

PRIME FARMLAND IN RENVILLE COUNTY

AUCTION

LIVE AUCTION WITH ONLINE BIDDING OPTION
Tuesday, September 9, 2025 • 1:00 PM

158.58 Surveyed Acres, 130.89+/- Tillable (FSA) Acres, 16.54 CRP Acres, 7.30 Acres in RIM Conservation Easement, located in the NW1/4 of Section 10, Twp 116, Range 38, Wang Twp, Renville County

Legal Description: The NW1/4, except building site, Section 10, Twp 116, Range 38. See survey for exact legal description. PID #25-00500-00 & 25-00490-00

Land Location: 4+/- miles SE of Maynard, MN; From Hwy 23 by Maynard, go SE on Vardis St/65th Ave SE approx. 1 mile to 90th St SE/Chippewa-Renville St SE, turn left and drive 2+/- miles, turn right onto 130th St, drive 1+/- miles to the NW corner of the land. *Watch for auction signs.*

Auction Location: American Legion, 60 6th Ave, Granite Falls, MN

- **130.89+/- Tillable (FSA) Acres**
- **16.54 Acres of Income Producing CRP Land**
- **This Farm Has Tile and a Good Outlet**
- **Excellent Soils with an Overall CPI of 89.7**
- **7.30 Acres in RIM Conservation Easement (Also in CRP)**
- **107.85+/- Tillable Acres North of Ditch has a CPI=91.5**
- **This Land Has Been Surveyed**
- **Possession Immediately After 2025 Harvest**

Go to FladeboeLand.com for more details & to view the drone video & aerial photos



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Auctioneer's Note: Thank you for your interest in this quality farmland for sale by auction. Owned by Andrew and Joyce Kroneberger—both raised on Minnesota farms—this land represents a lifelong love of farming. As a teenager, Andy stepped up to manage the family farm after the loss of his father. Though his love for farming was challenged by lifelong allergies, his passion for farming never faded. After decades away, Andy and Joyce returned to Minnesota in 1975 and purchased the Indian Beach Resort in Spicer. It wasn't until they sold the resort in 2002 that Andy's first love of farming came full circle—he was finally able to return to the farm community, purchasing this beautiful land near the Wang Church. Now, following their passing, the family invites you to carry on the legacy. Featuring 130.89± tillable acres with an impressive CPI, and 16.54 acres of income producing CRP ground, this is a rare opportunity to own a truly meaningful and productive piece of farmland. **Don't miss your chance—join us at the auction! -the Fladeboe Land Team**



Andrew Kroneberger Family Trust, Owner



FLADEBOE LAND

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Auction Terms: The successful bidder must provide \$75,000 in earnest money on auction day, payable by non-refundable cashier's check made out to the Fladeboe Land Trust Account, or by wire transfer within 24 hours of the close of the auction. The successful bidder 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 October 21st, 2025 with attorney Brad Schmidt at JMSK&Z Law Office in Willmar, MN. Announcements made auction day take precedence over printed material. For an info packet please visit our website at FladeboeLand.com.

Contact Kristine at 320-212-9379 or Kristine@FladeboeLand.com or Glen at 651-208-3262 or Glen@FladeboeLand.com with any Questions.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.