

PRIME FARMLAND IN CHIPPEWA COUNTY

AUCTION

LIVE AUCTION WITH AN ONLINE BIDDING OPTION
Monday, November 10, 2025 • 1:00 PM

78.47 Surveyed Acres, 68.34+/- Tillable (FSA) Acres, 1.84 CRP Acres located in part of the E1/2 of the SE1/4 of Section 26, Twp 119 Range 41, Big Bend Twp, Chippewa Co.

LEGAL DESCRIPTION:

The E1/2 of the SE1/4, except part, Section 26, Twp 119, Range 41. PID #01-026-4100. See survey for exact legal description.

LAND LOCATION:

12+/- Miles NW of Montevideo: From junction of Hwy 7 & MN-29; take MN-29 North 10+/- miles to 40th St NW, turn West (left) and drive 2+/- miles to SE corner of parcel.
Watch for auction signs.

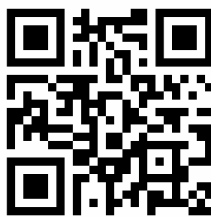
AUCTION LOCATION:

Montevideo VFW, 570 S 1st St, Montevideo, MN

- **Excellent Soils with an Impressive CPI of 92.2**
- **This Land Has Tile & a Very Good Outlet**
- **68.34+/- Tillable (FSA) Acres**
- **1.84 Acres of Income Producing CRP Land**
- **This Land Has Been Surveyed**
- **Possession Immediately After Closing**

For questions or additional details, contact:

- **Kristine at 320-212-9379 (call/text)**
or Kristine@FladeboeLand.com
- **Glen at 651-208-3262 (call/text)**
or Glen@FladeboeLand.com



Auctioneer's Note: We are honored to present the Denbrook Farmland for sale by auction. Here's a rare opportunity to purchase some of the finest farmland in Big Bend Township, Chippewa County. This exceptional parcel features over 68 tillable acres with an impressive CPI rating of 92.2, placing it among the highest quality farmland in the region. The soil quality and productivity make it ideal for producing consistent, high-yield crops year after year. Whether your goal is to expand your existing operation or make a solid agricultural investment, this land checks every box.

This is your chance to secure premium tillable farmland in one of Minnesota's most productive areas — don't miss it!

-the Fladeboe Land Team



- **Excellent Soils with an Impressive CPI of 92.2**
- **This Land Has Tile & a Very Good Outlet**
- **68.34+/- Tillable (FSA) Acres**
- **1.84 Acres of Income Producing CRP Land**
- **This Land Has Been Surveyed**
- **Possession Immediately After Closing**

**Live Auction with
Online Bidding
Option**



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

Laurie (Skonard) Denbrook, Owner



FLADEBOE LAND

Kristine Fladeboe Duinick
- 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 will pay down \$50,000 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 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 between December 22nd, 2025 and January 9th, 2026 with attorney Spencer Kvam in Granite Falls, MN. Announcements made auction day take precedence over printed material. For information packet go to FladeboeLand.com or contact Kristine at 320-212-9379 or Kristine@FladeboeLand.com.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.