

HIGH QUALITY FARMLAND IN STEVENS COUNTY

AUCTION

ONLINE ONLY

BIDDING OPENS THURSDAY, NOVEMBER 6, 2025 AT 8:00 AM

BIDDING CLOSING Thursday, November 13, 2025 • 2:00 PM

164.8± Surveyed Acres, 150.24± Tillable Acres (FSA), 12.26 CRP Acres, CPI=89.1, located in Everglade Twp, Stevens Co.

LEGAL DESCRIPTION:

SW1/4 & a 40.95'± wide strip along the west line of the SE1/4, Section 9, Twp 125, Range 44. (Legal description to be determined by survey) PID #15-0035-001

LAND LOCATION:

From Chokio, travel north on Main St / Cty Rd 13 for 5± miles to 180th St / Cty Rd 56. Travel west on 180th St for 1.5± miles to SE corner of the property located on the north side of the road.

- This Farm is Pattern Tiled (Spring 2023)
- 150.24± Tillable Acres (FSA)
- 12.26 Acres of Income Producing CRP Land
- Productive Farm with a CPI=89.1
- This Land Has a Survey in Process
- Possession Immediately After Closing

FOR QUESTIONS OR ADDITIONAL DETAILS, CONTACT:

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

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



Auctioneer's Note: It is not very often that a very productive tract of land that was pattern tiled two years ago, comes for sale on the open market. Drs Lee and Susan Cafferty spent most of their careers in Kandiyohi County, working at CentraCare Hospital in Willmar and living on a farm just a few miles east of town. They took pride of ownership in this farm and made a significant investment to pattern tile the land in the Spring of 2023, spending over \$128,000 on the project. Recently, the Caffertys retired and relocated to Arkansas, purchasing a homestead and acreage. Since they will no longer be in Minnesota and near the farm, they have decided it's time for a new farm family or farmland enthusiast to own the land. With the strong soils of 89.1 and the tiling infrastructure in place, this is a quality tract that is ready to go. Thank you for considering the Cafferty farm and please call, text or email Glen Fladeboe at FladeboeLand.com or 651-208-3262.

Drs. Lee & Susan Cafferty, Owners



FLADEBOE LAND

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Auction Terms: The successful bidder will pay down \$75,000 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 on January 15th, 2026 with attorney Brad Schmidt at JMSK&Z Law Office in Willmar, MN. Announcements made auction day take precedence over printed material. For information packet go to FladeboeLand.com or contact Glen at (651) 208-3262 or Glen@FladeboeLand.com.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.

