

Midwest Land Management

LAND AUCTION

Thursday, November 20, 2025 at 10:00 AM

**80 Acres m/l
Jackson County, MN**



Sale Location: Dunnell Community Hall, 145 W Wenberg St, Dunnell, MN

Legal Description: The South Half of the Northeast Quarter (S½ NE¼) of Section Twenty-five (25), Township One Hundred One (101) North, Range Thirty-four (34) West of the 5th P.M., Jackson County, MN. Exact legal to be taken from abstract.

Avg. Productivity Index: 94.9

Soils: Delft, Clarion & Nicollet

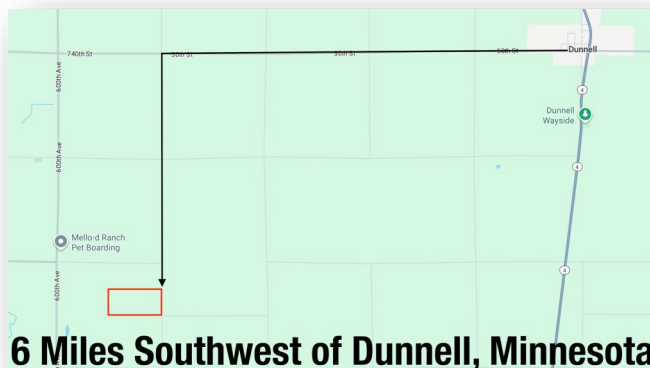
Annual Real Estate Taxes: \$3,938

FSA Information

Cropland Acres: 78.93

Corn Base: 42.60 Acres PLC Yield: 158

Soybean Base: 36.30 Acres PLC Yield: 45



Auctioneer's Note: This 80-acre farm in Petersburg Township, Jackson County, is a solid opportunity for anyone looking to add quality Minnesota ground to their operation. This nearly all tillable farm boasts a strong 94.9 productivity index; the soils—mainly Delft, Clarion, and Nicollet—are built for consistent yields and have been well-maintained. The property will be offered at public auction on November 20, 2025, at 10:00 AM at the Dunnell Community Hall, with simple terms and an open lease for 2026.

For more information call Zach Anderson • 712-298-1606

Terms: 10% down day of sale. Balance due at closing on or before December 30, 2025. Real estate taxes prorated to December 31, 2025. All final bids are subject to seller approval. MN License 32-25-002

Rachel Jane Fiedler, Owner

Auctioneer: Ben Hollesen 712-253-5779

Attorney: Matthew Fluegel • Fluegel, Anderson, McLaughlin and Brutlag • Morris, MN

Midwest Land Management and Real Estate, Inc.

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Shane Brant ~ 712-301-4664 • Zach Anderson ~ 712-298-1606

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www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.