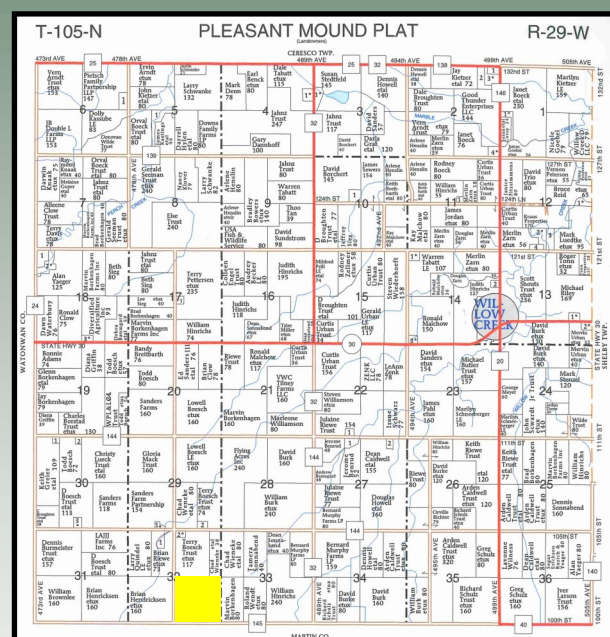
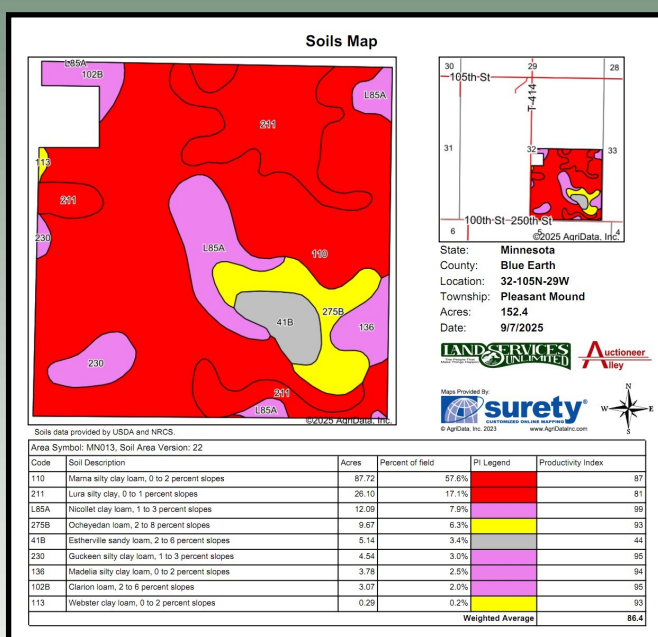


154.80 Acres +/- of Bare Farmland in Pleasant Mound Twp, Blue Earth Co., MN

FARMLAND AUCTION

Thursday, November 13, 2025 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN



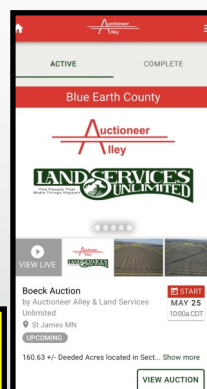
PROPERTY LOCATIONS: From Truman, MN go North on Hwy 15 for 1 mile, then East on 250th Street for 4.5 miles.

PROPERTY LEGAL DESCRIPTION: SE 1/4 excepting 5.20 acre building site in Section 32, Township 105N, Range 29W, Blue Earth County, MN

AUCTION SALE TERMS: The property will be offered for sale in multiple parcels on our multi parcel board bidding system. Please review the farm booklet for specific details. All bidders must register for a bidding number prior to bidding on sale day. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before December 19, 2025, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. There will be a 2% buyer's premium added onto the final sales price at the conclusion of the auction. The property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. The property is open to be farmed in 2026 by the Buyer. Seller will keep all 2025 farm income and pay all 2025 property tax. All real estate taxes thereafter to be paid by Buyer. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the Buyer. Any appraisal or loan fees are Buyer's obligation. It is the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend sale day and aren't able to bid online please make arrangements with sales staff 24 hours ahead of the auction to bid by phone. Any statements made at the auction may take precedence over any printed information. This sale is subject to the seller's approval. Auctioneer Alley, Land Services Unlimited+ & Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE: Come ready to purchase some excellent Blue Earth County, MN farmland! This bare land carries a strong CPI of 86.4. Level to gently rolling in topography, this farm is hard to beat in quality. Located just NE of Truman, MN, this farm has great access to ethanol plants and soybean processors. The Beitbarth Family has chosen the auction method to give all neighbors and investors and equal opportunity to purchase. Whether you are a farmer or an investor, this farm would make a great addition to your investment portfolio. This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. This auction is open to the public and we look forward to seeing you there! Respectfully, Dustyn Hartung and Sales Staff.

ONLINE BIDDING AVAILABLE
THRU OUR MOBILE APP!



Owners: Willard & Mary Breitbarth Estate

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.AUCTIONEERALLEY.COM OR CALL DUSTYN HARTUNG 507-236-7629

www.auctioneeralley.com

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