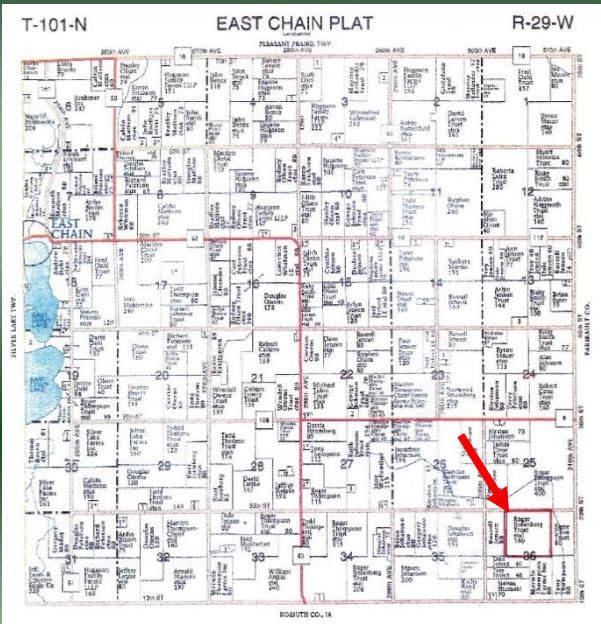
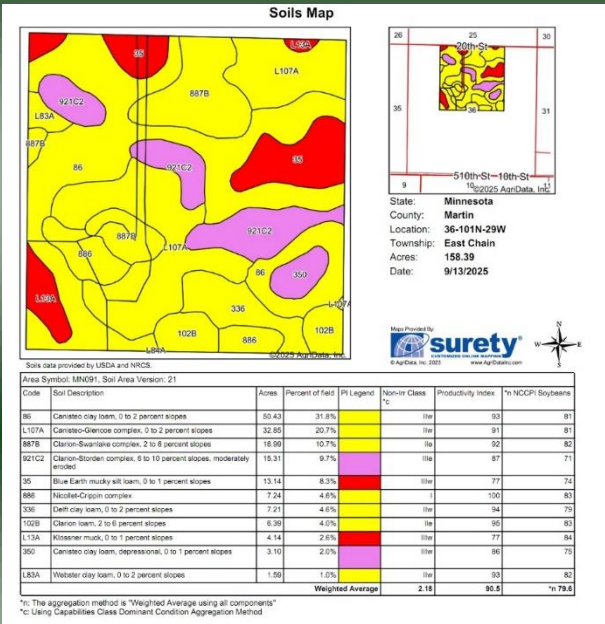


160 Acres +/- Section 36 East Chain Township Martin County, Minnesota

# FARMLAND AUCTION

Wednesday, November 12, 2025 @ 10:00 A.M.

Sale Location: The East Chain Activity Center @ 395 280<sup>th</sup> Ave., Blue Earth, MN



### Property Location

From the village of East Chain: 3 miles East & 3 miles South on County Road 53. Then 2 ½ miles East on 20<sup>th</sup> Street.

### Property Legal Description

The West Half of the Northeast Quarter (W ½ NE ¼) & the East Half of the Northwest Quarter (E ½ NW ¼) Section 36, East Chain Twp., Martin County, MN.

### Auction Sale Terms

The Meixell & Brown Family Farm will be offered for sale as one parcel on sale day. 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 30, 2025, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. 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 under lease for the 2025 crop season. Seller will keep all 2025 farm income and pay all 2025 property tax. All real estate taxed 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, make arrangements with the 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

A great opportunity to purchase good quality, high CPI bare farmland on public auction! Carrying a 90.3 CPI, it doesn't get much better than this. This level to gently rolling farm is located in the southeast portion of Martin County. Auctioneer Alley is pleased to be representing the Meixell & Brown Family with the sale of their farmland. Please come ready to purchase, as the family has chosen public auction to give all neighbors and investors an equal opportunity to purchase their farm! 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, Doug Wedel and Sales Staff

Owners: Meixell & Brown Families  
(Former Roger Isenberg Trust Property)

### Additional Property Information

Go to our website at [www.auctioneeralley.com](http://www.auctioneeralley.com) or Call Doug Wedel 507-236-4255

[www.auctioneeralley.com](http://www.auctioneeralley.com)

### Auctioneers

Doug Wedel 507-236-4255

Kevin, Ryan, Chris Kahler

Dustyn Hartung

Scott Christopher



### Attorney for Seller

Derrick Greiner, Attorney