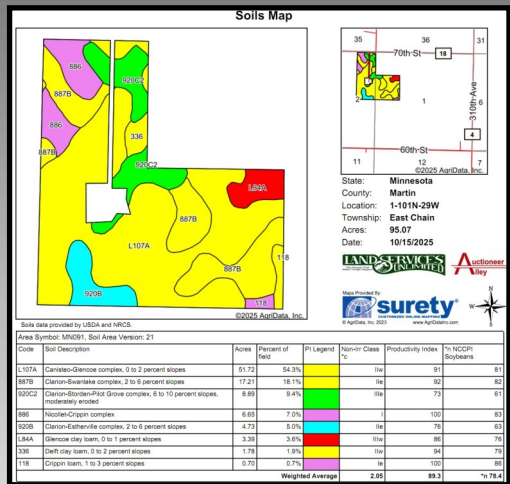
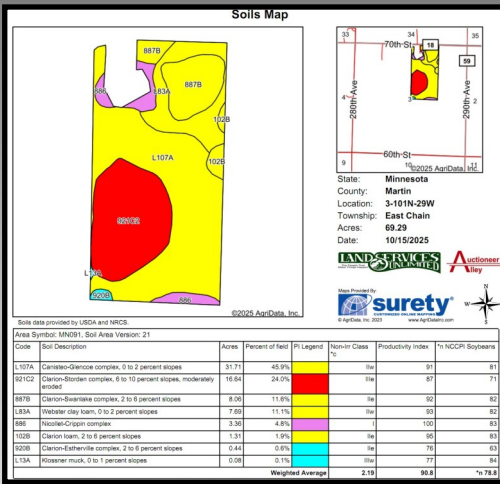


170.29 Acres +/- of Bare Farmland in East Chain Twp., Martin County, MN

FARMLAND AUCTION

Tuesday, November 18, 2025 @ 10:00 AM

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



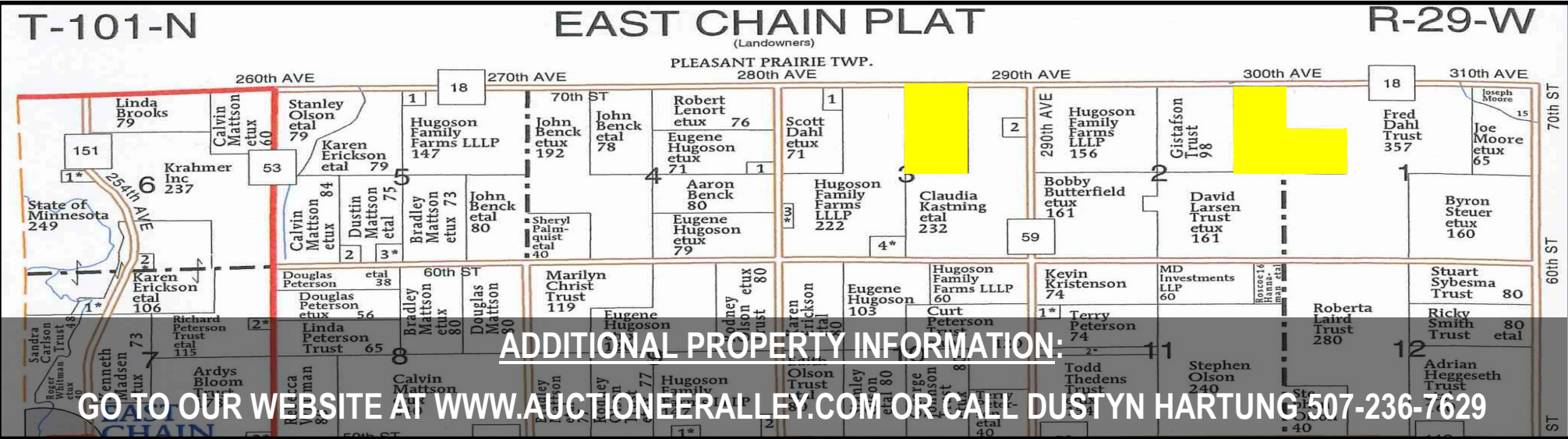
PROPERTY LOCATIONS: PARCEL #1: From Fairmont, MN go South on Hwy 15 for 3 miles, then East on 70th Street for 7.5 miles; PARCEL #2: From Fairmont, MN go South on Hwy 15 for 3 miles, then East on 70th Street for 9 miles.

PROPERTY LEGAL DESCRIPTIONS: PARCEL #1: W 1/2 NE 1/4 excepting 4.81 acre building site in Section 3, Township 101N, Range 29W, Martin County, MN; PARCEL #2: SW 1/4 NW 1/4 of Section 1, Township 101N, Range 29W and NE 1/4 excepting W 1635.83' & EX 3.18 Acres of Section 2, Township 101N, Range 29W, Martin County, MN.

AUCTION SALE TERMS: The property will be sold using the “Buyer’s Choice” auction method. 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 24, 2025 on Parcel #1 and on or before January 7, 2026 for Parcel #2, 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: Auctioneer Alley is proud to represent the Kellander Family in the sale of their high quality Martin County Farmland. These two parcels carry good CPI’s of 90.3 and 89.3. With both parcels gently rolling in topography they shed water nicely and are both part of Judicial Ditch Systems. Located just SE of Fairmont, MN, this farm has great access to ethanol plants and soybean processors. 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.

Owners: Maurice & Verna Kellander Trust



ADDITIONAL PROPERTY INFORMATION:

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

AUCTIONEERS AND SALES STAFF

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K M KUDERER & MADSEN, P.A

DARIN G. HAUGEN, LEGAL COUNSEL & CLOSING ATTORNEY