

412.70 Acres +/- of Bare Farmland in Martin County, MN

FARMLAND AUCTION

Thursday, November 20, 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 Truman, MN go East on 240th Street for 3 miles, then North on 250th Ave for 1 Mile. Parcel #2: From Fairmont, MN I-90 Exit 99, Go North on County RD 39 for 6.5 Miles. Parcel #3,4, & 5: From Fairmont, MN I-90 Exit 102 go North on HWY 15 for 6 Miles or from Truman, MN go South on HWY 15 for 3.5 Miles. Look for Signs.

PROPERTY LEGAL DESCRIPTIONS: 110.94 DEEDED ACRES in the W 1/2 NE 1/4 with exceptions in Section 6, Township 104N, Range 29W, Martin County, MN; 35 DEEDED ACRES in the N 1/2 NW 1/4 with exceptions in Section 6, Township 104N, Range 29W, Martin County, MN; 80 DEEDED ACRES in the E 1/2 SE 1/4 in Section 25, Township 104N, Range 31W, Martin County, MN; 74.78 DEEDED ACRES in the S 1/2 SE 1/4 EX HWY in Section 33, Township 104N, Range 30W, Martin County, MN; 76.47 DEEDED ACRES in the SE 1/4 NE 1/4 & NE 1/4 of SE 1/4 with exceptions in Section 33, Township 104N, Range 30W, Martin County, MN; 35.51 DEEDED ACRE Tract in the SW 1/4 NW 1/4 & SE 1/4 NW 1/4 in Section 34, Township 104N, Range 30W, Martin County, MN. *Legal Description to be taken from Abstracts

AUCTION SALE TERMS: The properties 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 January 9, 2026, 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: Mark your calendars for Thursday, November 20, 2025! Auctioneer Alley is pleased to be representing the Roloff Family in the sale of their Martin County, MN farmland! These farmland tracts are located in a strong agricultural community with several grain marketing outlets in close proximity. The Roloff 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.

Owners: Roloff & Van Brunt Families

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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