

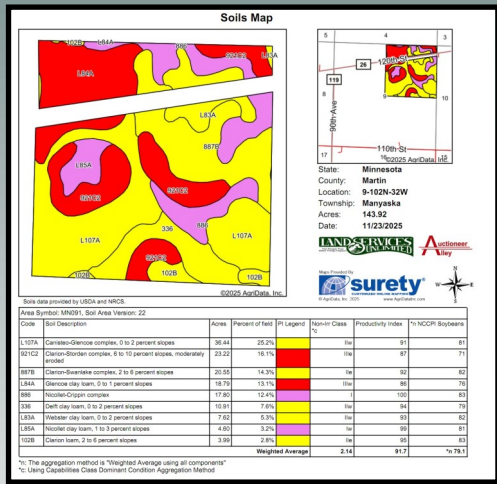
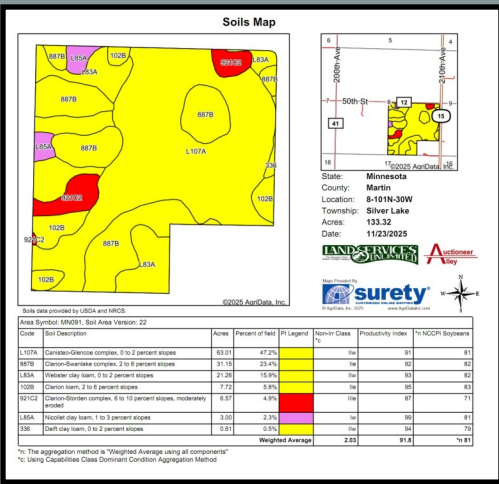
Bare Farmland: 137.65 Acres +/- in Silver Lake Twp. & 157 Acres +/- in Manyaska Twp., Martin County, MN

FARMLAND AUCTION

Thursday, December 18, 2025 @ 10:00 AM

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

**In case of inclement weather, check website for updates!*



PROPERTY LOCATIONS: PARCEL #1: From Fairmont, MN go South on Hwy 15 for 5 miles to the intersection of Hwy 15 & 50th Street
PARCEL #2: From Sherburn, MN go East on Co Rd 26 for 2 miles

PROPERTY LEGAL DESCRIPTIONS: PARCEL #1: 137.65 Deeded Acres +/- SE 1/4 excepting HWY & 18.73 acre tract in Section 8, Township 101N, Range 30W, Martin County, MN; PARCEL #2: 157 Deeded Acres +/- NE 1/4 excepting RR in Section 9, Township 102N, Range 32W, Martin County, MN.

SALE METHOD & AUCTION TERMS: Parcel 1 and 2 will both be offered for sale as individual tracts. 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 30, 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: Buyers come ready to purchase as the Scott Family has chosen the auction method to sell their prime Martin County farmland! Auctioneer Alley is honored to have been asked to represent the Scott family with the sale of their farmland. These two parcels carry strong CPI's of 91.8 and 91.7! Both parcels are gently rolling in topography and part of County Ditch Systems. Whether you are a farmer or an investor, these farms 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.

Owner: Kenneth Scott Estate

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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