

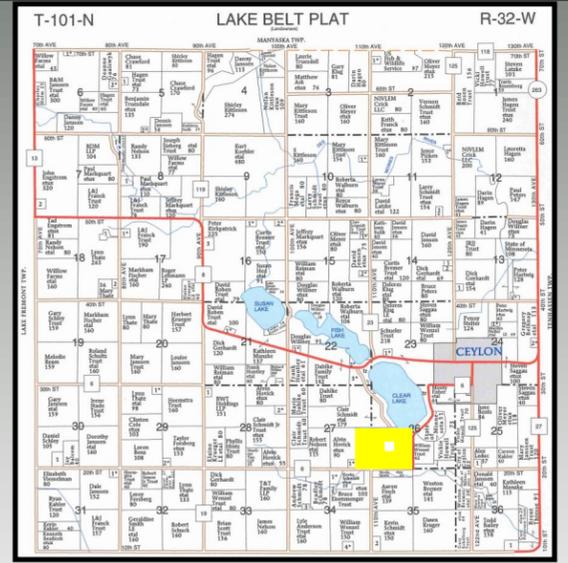
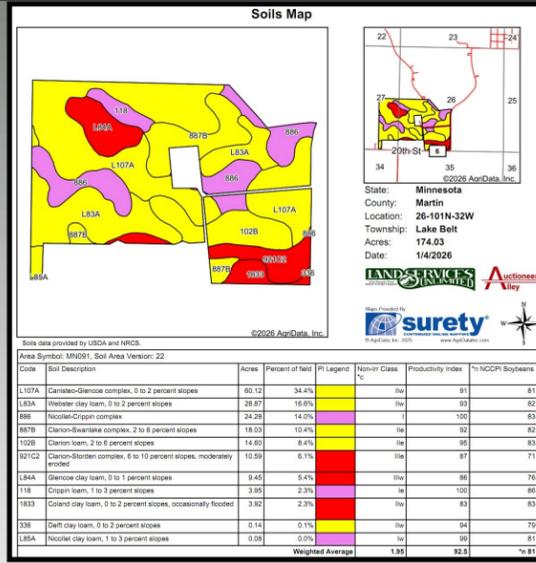
203.83 Acres +/- of Bare Farmland in Lake Belt Twp., Martin County, MN

FARMLAND AUCTION

Thursday, January 29, 2026 @ 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 LOCATION: From W Main Street in Ceylon, MN go South on N Cross St for 0.3 miles, then West on W Andrews St for 0.1 mile, then South on 115th Ave for 0.7 miles.

PROPERTY LEGAL DESCRIPTION: 144.43 Deeded Acres in the SW 1/4 with exceptions of Section 26 of Lake Belt Township, Martin County, MN & East 59.4 Deeded Acres in the SE 1/4 of Section 27 of Lake Belt Township, 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 March 17, 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 under lease for the 2026 crop season. Buyer will receive all 2026 farm income and pay all 2026 property taxes. 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 & Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE: What a great investment opportunity for anyone looking for buildable lake lots and high quality farmland all in one! This property is located just SW of Ceylon, MN, and on the SW corner of Clear Lake with access off of a hard surface road. The farmland carries a strong CPI of 92.5 with excellent drainage outlets to Clear Lake and the open ditch drainage ditch on the South. 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.

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

Owners: Dale Bremer Trust & Peggy Bremer Trust



AUCTIONEERS AND SALES STAFF

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