

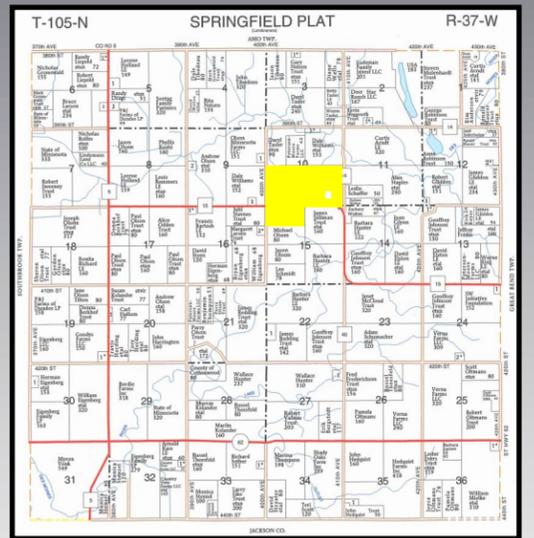
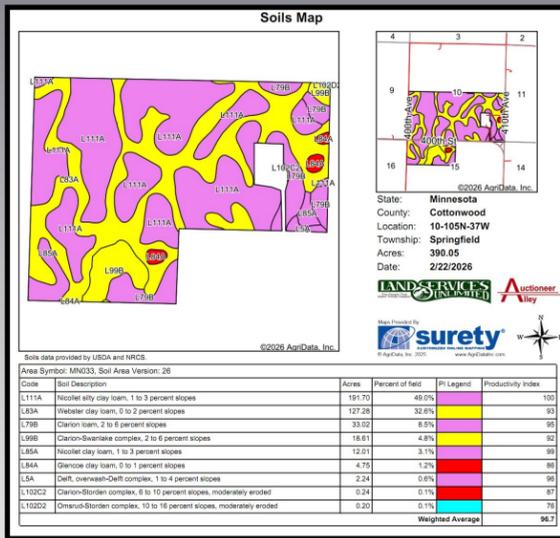
390.05 Acres +/- in Springfield Twp, of Bare Farmland in Cottonwood Co., MN

# FARMLAND AUCTION

Thursday, March 12, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the Windom Community Center at 1750 Cottonwood Lake Dr., Windom, MN

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



**PROPERTY LOCATIONS:** The subject properties are located on County Road 15 approximately 6 miles west of Windom, MN.

**PROPERTY LEGAL DESCRIPTIONS:** Subject Properties: The N 1/2 NW 1/4 of Section 15, Township 105N, Range 37W in Cottonwood County, MN & The S 1/2 of Section 10, Township 105N, Range 37W in Cottonwood County, MN, excepting 2.89 and 7.06 acre tracts.

### AUCTION SALE METHOD & TERMS:

Please review farm booklet for specific details on sale method of the parcels. 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 10% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before April 23, 2026 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 10% down payment is NON-REFUNDABLE. There will be a 2% buyers 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 opened to be farmed in 2026 by the Buyer. All 2026 real estate taxes 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 sellers approval. Auctioneer Alley, Land Services Unlimited+ & Sales Staff represent the sellers in this transaction.

## Owner: Route 66 LLC

### AUCTIONEERS NOTE:

Land quality doesn't get much better than this with these Cottonwood County farms. Almost 400 acres with 310 of it being contiguous and the remaining just across the road to the south. Extremely high 96.7 CPI farm's that have an excellent amount of drainage tile and are on public auction for all to have a chance at buying! Auctioneer Alley is honored to be asked to work for Route 66 with the sale of their bare farmland. These high producing farms would make a great addition to your investment portfolio whether you are a farmer or an investor. 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.

# www.auctioneeralley.com

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER

ALLEN, RYAN & CHRIS KAHLER & DOUG WEDEL



105 S State Street, Fairmont, MN 56031-507-238-4318

Ronald Schramel of Schramel Law Firm, Attorney for the Sellers