



FARMLAND AUCTION

Thursday, March 12, 2026 @ 10 AM

Windom Community Center

1750 Cottonwood Lake Dr., Windom, MN

390.05 ACRES +/-

SECTIONS 10 & 15 OF SPRINGFIELD TWP

COTTONWOOD COUNTY, MN



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

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



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

ROUTE 66 LLC PROPERTY INFORMATION

SALE METHOD: These parcels of bare farmland will be offered using the Buyer's Choice auction method. This method provides the bidders flexibility to purchase individual parcels or all of them. Parcels will not be offered in their entirety at the conclusion of the auction.

Parcel 1- 80 +/- Deeded Acres x The Bid
Parcel 2- 160 +/- Deeded Acres x The Bid
Parcel 3- 150.05 +/- Deeded Acres x The Bid
***Parcel's will be sold by legal description**

LEGAL DESCRIPTION 1: 80 +/- Deeded Acres located in the N 1/2 of SW 1/4 of Section 15, TWP 105N, Range 37W, Cottonwood County, MN

TAX PARCEL ID 1: 160150300

BUILDINGS 1: None

REAL ESTATE TAXES 1: 2025 (NON-HSTD) Ag Taxes = \$4,538.00

FSA INFORMATION 1:

Total Deeded Acres	=	80.00 +/- Acres
FSA Tillable Acres	=	77.26 +/- Acres
Corn Base Acres	=	43.05 +/- Acres
Corn PLC Yield	=	163.00 +/- Bushels
Soybean Base Acres	=	34.21 +/- Acres
Soybean PLC Yield	=	45.00 +/- Bushels
Total Base Acres	=	77.26 +/- Acres

PREDOMINANT SOILS 1: Webster Clay Loam, Clarion-Swanlake Complex, Nicollet Silt Clay Loam, Clarion Loam & Nicollet Clay Loam

CPI PARCEL 1: CPI= 94.6
***See Soils Map**

TOPOGRAPHY 1: Level to Gently Rolling
***See Topography Map**

DRAINAGE PARCEL 1: Private Tile- No Map
***See Tile Maps**

NRCS CLASSIFICATION 1: NHEL (Non-Highly Erodible Land)

WETLAND STATUS 1: Determination needs to be updated.

AUCTIONS – REAL ESTATE - APPRAISALS



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ALLEN, RYAN & CHRIS KAHLER &

DOUG WEDEL

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www.auctioneeralley.com

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LEGAL DESCRIPTION 2: 160 +/- Deeded Acres located in the SW ¼ of Section 10, TWP 105N, Range 37W, Cottonwood County, MN

TAX PARCEL ID 2: Part of 160100302

REAL ESTATE TAX 2 & 3: 2025 (NON-HSTD) Ag Taxes = \$18,772.00

FSA INFORMATION 2 & 3:

Total Deeded Acres	=	310.05 +/- Acres
FSA Tillable Acres	=	297.82 +/- Acres
Corn Base Acres	=	165.94 +/- Acres
Corn PLC Yield	=	163.00 +/- Bushels
Soybean Base Acres	=	131.88 +/- Acres
Soybean PLC Yield	=	45.00 +/- Bushels
Total Base Acres	=	297.82 +/- Acres

PREDOMINANT SOILS 2: Nicollet Silty Clay Loam & Webster Clay Loam

CPI PARCEL 2: CPI= 97.9
*See Soils Map

TOPOGRAPHY 2: Level to Gently Rolling
*See Topography Map

DRAINAGE PARCEL 2: Private Tile
*See County Tile Map

NRCS CLASSIFICATION 2: NHEL (Non-Highly Erodible Land)

WETLAND STATUS 2: Determination needs to be updated.

LEGAL DESCRIPTION 3: 150.05 +/- Deeded Acres located in the SE ¼ of Section 10, TWP 105N, Range 37W, Cottonwood County, MN (Excepting 2.89 and 7.06 acre tracts)

TAX PARCEL ID 3: Part of 160100302

PREDOMINANT SOILS 3: Nicollet Silty Clay Loam & Webster Clay Loam

CPI PARCEL 3: CPI= 96.5
*See Soils Map

TOPOGRAPHY 3: Level to Gently Rolling
*See Topography Map

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DRAINAGE PARCEL 3: Private Tile
*See County Tile Map

NRCS CLASSIFICATION 3: NHEL (Non-Highly Erodible Land)

WETLAND STATUS 3: Determination needs to be updated.

LEASE STATUS: The property is open to be farmed by the Buyer in 2026.

FALL TILLAGE AND FERTILIZER: Property had fall tillage done, along with Map and Potash spread. This amount will need to be reimbursed at or prior to closing. Invoice can be provided if needed.

Parcel 1- \$8,802.34
Parcel 2- \$17,634.00
Parcel 3- \$16,255.94

If there are any questions prior to the sale please call and thank you for looking! We hope to see you on auction day!



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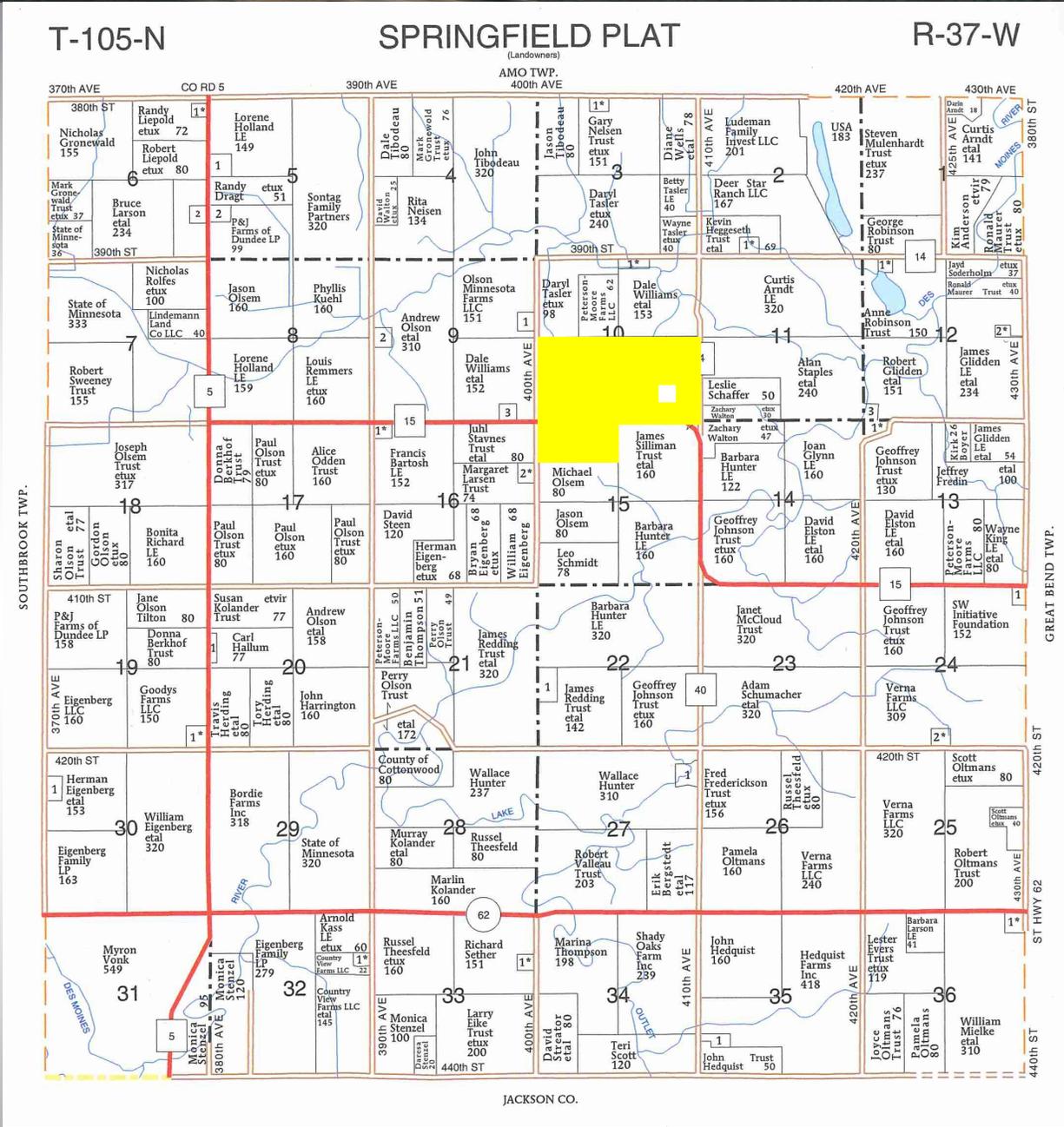
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PARCEL 1: 80 Acres



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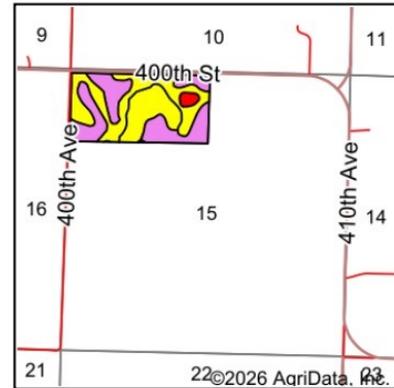
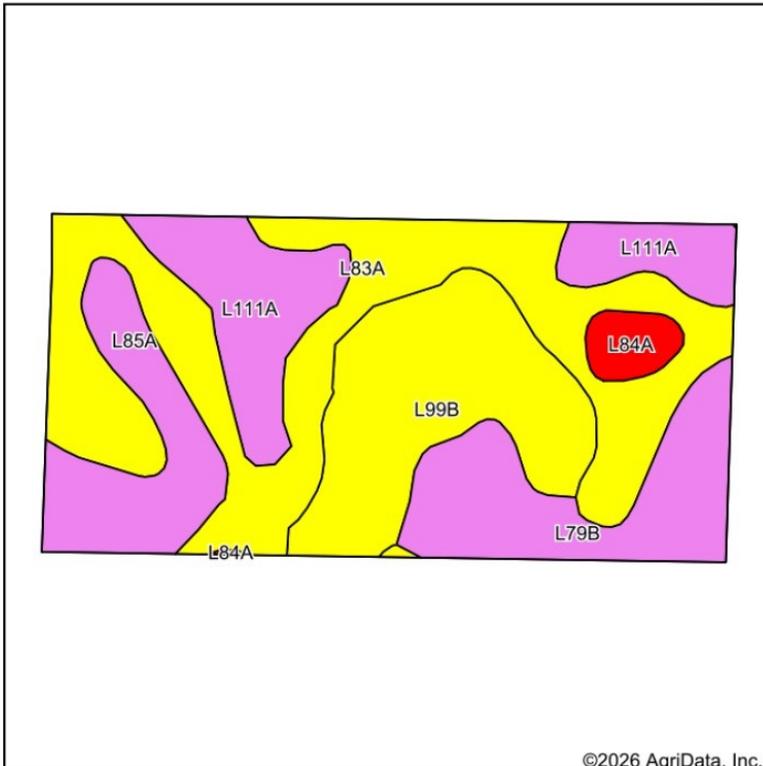
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PARCEL 1

Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **15-105N-37W**
 Township: **Springfield**
 Acres: **77.26**
 Date: **3/5/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	27.52	35.6%	Yellow	93
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	16.06	20.8%	Light Purple	92
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	11.74	15.2%	Medium Purple	100
L79B	Clarion loam, 2 to 6 percent slopes	11.35	14.7%	Dark Purple	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	8.66	11.2%	Light Purple	99
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.93	2.5%	Red	86
Weighted Average					94.6



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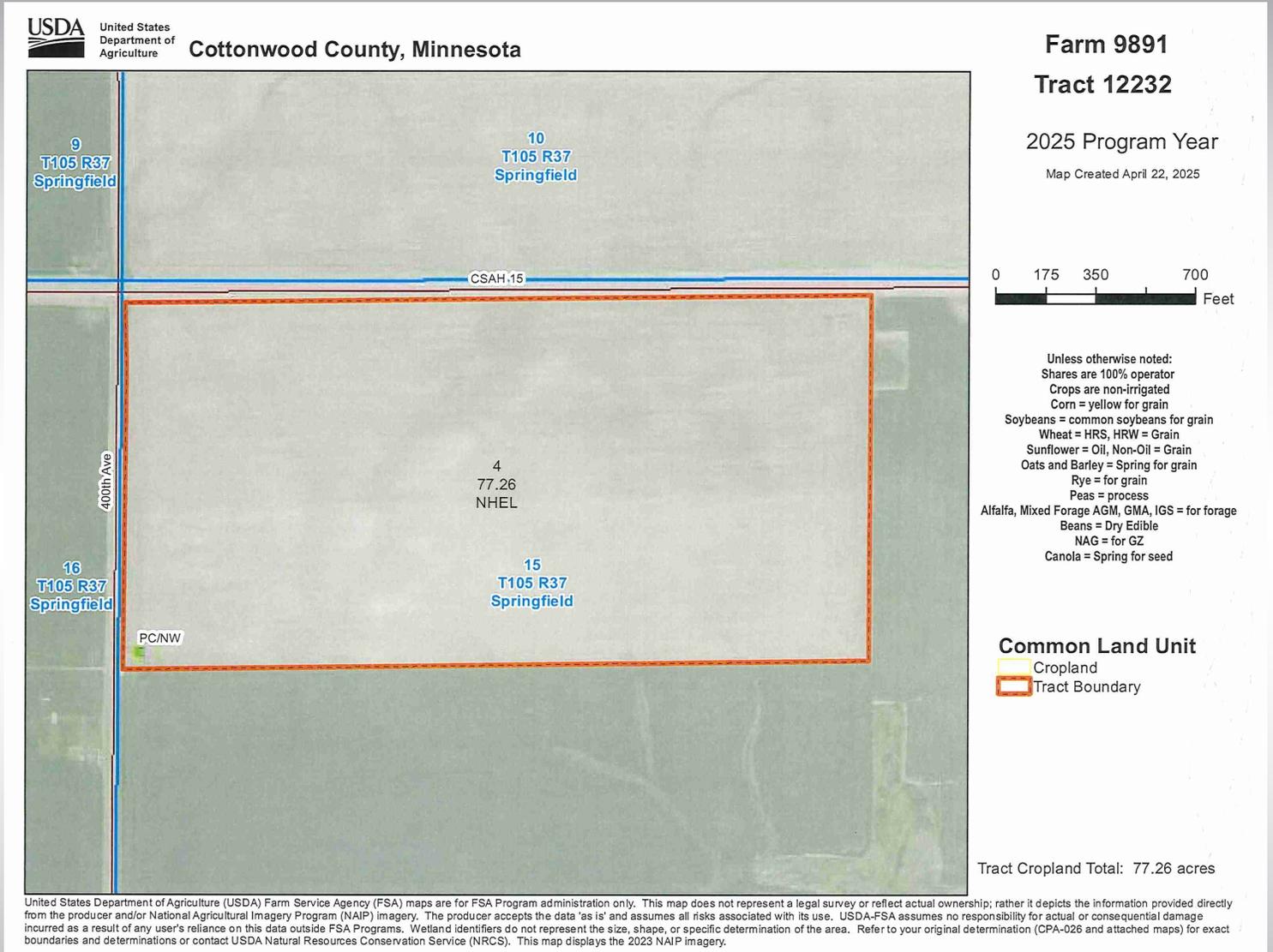
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PARCEL 1 FSA Map



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PARCEL 1 FSA Information

Tract Number : 12232
Description : N2NW4 15-105-37 SPR
FSA Physical Location : MINNESOTA/COTTONWOOD
ANSI Physical Location : MINNESOTA/COTTONWOOD
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ROUTE 66 LLC
Other Producers : None
Recon ID : 27-033-2022-48

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.26	77.26	77.26	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.26	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	43.05	0.00	163

MINNESOTA
 COTTONWOOD
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9891

Prepared : 2/23/26 7:20 AM CST

Crop Year : 2026

Tract 12232 Continued ...

Soybeans	34.21	0.00	45
TOTAL	77.26	0.00	



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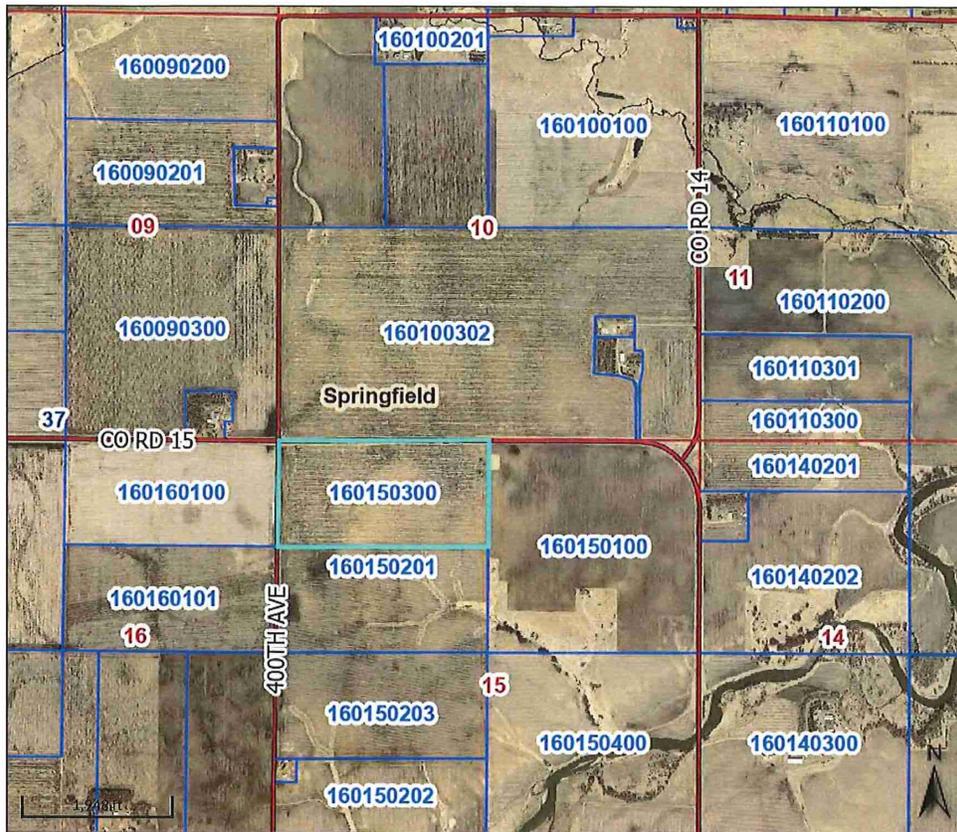
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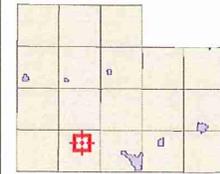
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PARCEL 1 Map

 **Beacon**™ Cottonwood County, MN



Overview



Legend

-  Corporate Limits
-  Political Townships
-  Survey Townships
-  Sections
-  Parcels
-  Roads

Parcel ID	160150300	Alternate ID	n/a	Owner Address	ROUTE 66 LLC
Sec/Twp/Rng	15-105-37	Class	AGRICULTURE		C/O ANGELINA P LAWTON
Property Address		Acreage	80.0		2468 LAFAYETTE ROAD
	SPRINGFIELD				MINNETONKA BEACH MN 55391
District	n/a				
Brief Tax Description	N1/2 NW1/4 80.				
	(Note: Not to be used on legal documents)				



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PARCEL 1

Cottonwood County, MN

Summary

Parcel ID 160150300
 Property Address
 Sec/Twp/Rng 15-105-37
 Lot/Block N/A
 Plat
 Brief Tax Description N1/2 NW1/4 80.
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 CER 77.21
 Class 101 - AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 16
 School District 177

Owner

Taxpayer
[Route 66 LLC](#)
 C/O Angelina P Lawton
 2468 Lafayette Road
 Minnetonka Beach MN 55391

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	4.00	
1	999700	Till + Road Acres	2a	80.00 acre	.00
1	999800	Neg Road Acres	2a	-4.00 acre	

Sales

Buyer	Seller	Transaction	Sale Descr	Multi Parcel	Purchase Price	Adj Sale Price	Sale Date	Auditor Date
GERONIMO, LLP	STAHL FAMILY TRUST	WARRANTY DEED	Good Sale	Single Parcel	\$368,000	\$368,000	1/2008	1/11/2008

2025 Values for Pay 2026 Taxes

	Market	Taxable
Land	\$946,700	\$946,700
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$946,700	\$946,700

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2024 Payable 2025	\$1,036,700	10,367		988.82	0.00	0.00	\$4,538
2023 Payable 2024	\$1,149,400	11,494	0.00000	1004.52	0.00	0.00	\$4,180
2022 Payable 2023	\$718,400	7,184	0.00000	879.69	0.00	0.00	\$3,760
2021 Payable 2022	\$598,700	5,987	0.00000	755.55	0.00	0.00	\$3,814
2020 Payable 2021	\$630,100	6,301	0.00000	726.27	0.00	0.00	\$4,018

Current Taxes

Gross Tax	\$5,526.82
Total Credit	\$988.82
Spec Asmt	\$0.00
Net Tax Due	\$4,538.00
Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
Adjusted Net Due	\$4,538.00
Total Receipts	\$4,538.00
Remain Due	\$0.00



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PARCEL 2: 160 Acres



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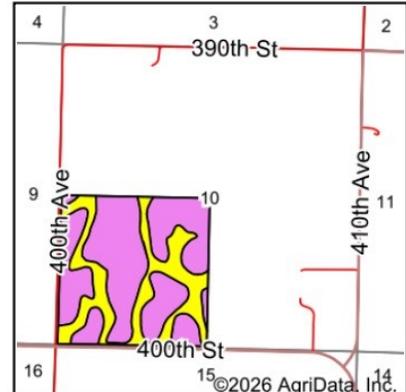
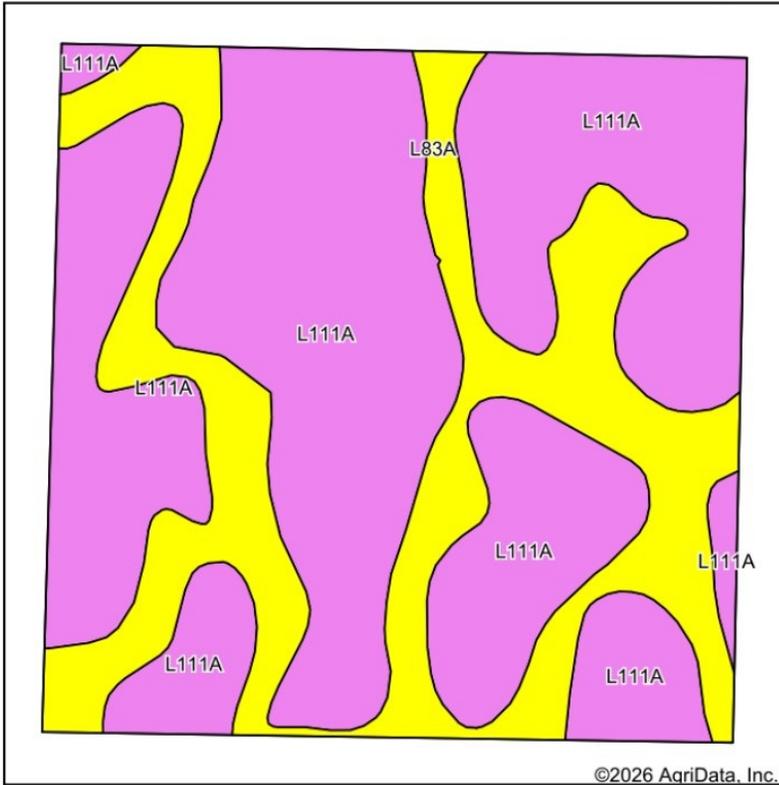
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PARCEL 2

Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **10-105N-37W**
 Township: **Springfield**
 Acres: **155**
 Date: **3/5/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	109.11	70.4%		100
L83A	Webster clay loam, 0 to 2 percent slopes	45.89	29.6%		93
Weighted Average					97.9



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PARCEL 3: 150.05 Acres



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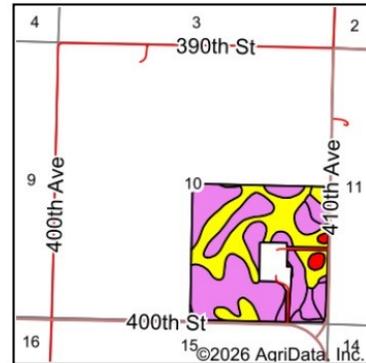
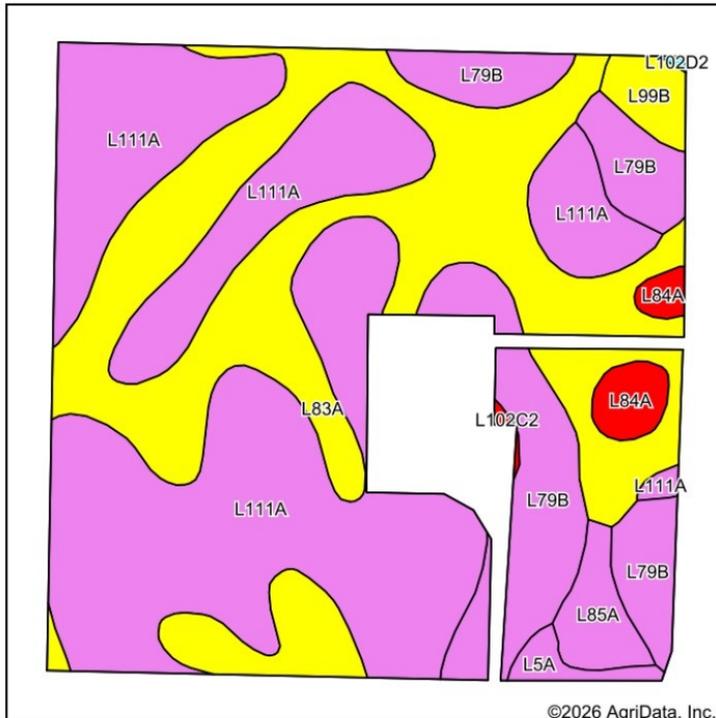
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PARCEL 3

Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **10-105N-37W**
 Township: **Springfield**
 Acres: **142.82**
 Date: **3/5/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	65.86	46.1%		100
L83A	Webster clay loam, 0 to 2 percent slopes	47.24	33.1%		93
L79B	Clarion loam, 2 to 6 percent slopes	20.04	14.0%		95
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.16	2.2%		99
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.71	1.9%		86
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.23	1.6%		92
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	1.33	0.9%		96
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.17	0.1%		87
L102D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.08	0.1%		76
Weighted Average					96.5



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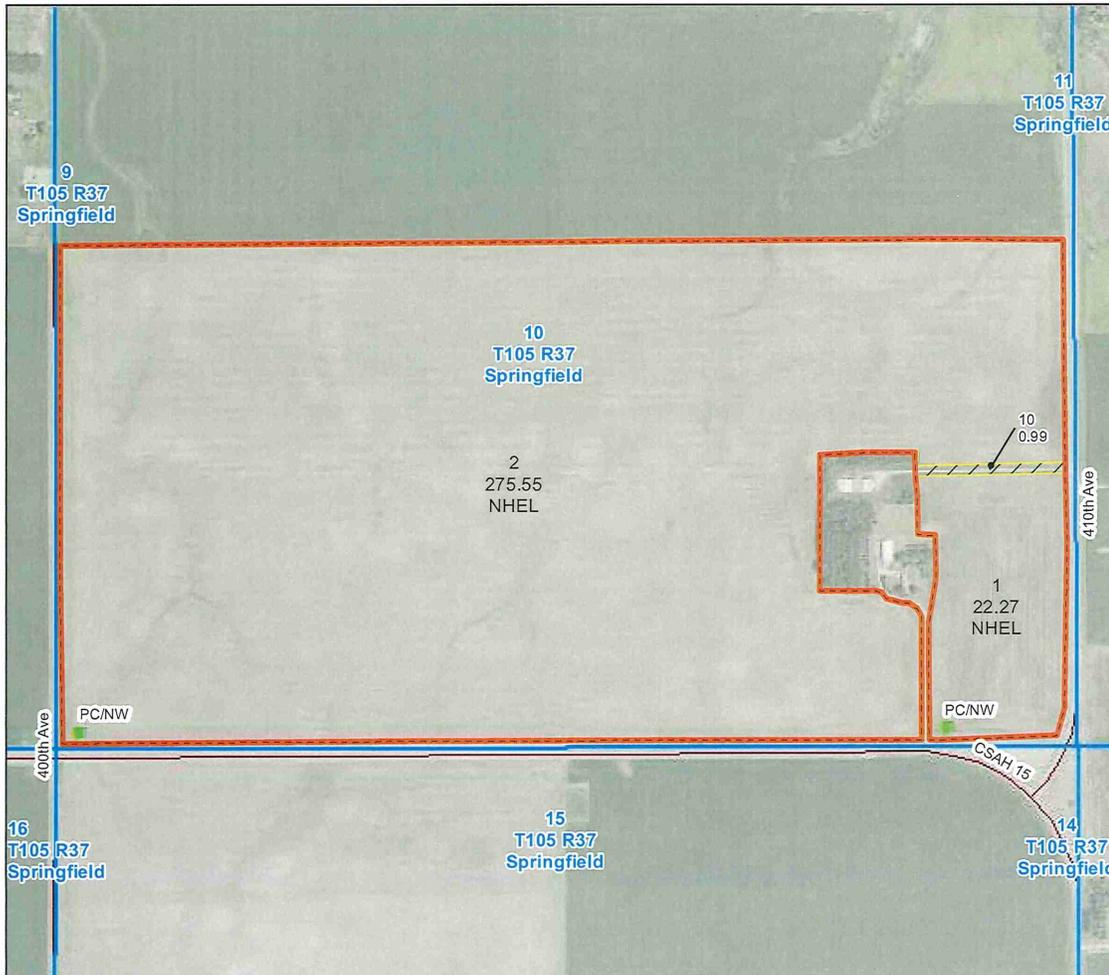
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PARCEL'S 2-3 FSA Map

USDA United States Department of Agriculture Cottonwood County, Minnesota

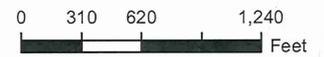


Farm 9891

Tract 12231

2025 Program Year

Map Created April 22, 2025



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Tract Cropland Total: 297.82 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.



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PARCEL'S 2-3 FSA Information

Tract Number	: 12231
Description	: S2<BLDGS 10-105-37 SPR
FSA Physical Location	: MINNESOTA/COTTONWOOD
ANSI Physical Location	: MINNESOTA/COTTONWOOD
BIA Unit Range Number	:
CRP Contract Number(s)	: None
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: ROUTE 66 LLC

MINNESOTA COTTONWOOD Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 9891 Prepared : 2/23/26 7:20 AM CST Crop Year : 2026
--	--	---

Tract 12231 Continued ...

Other Producers : None
Recon ID : 27-033-2022-48

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
298.81	297.82	297.82	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	297.82	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	165.94	0.00	163
Soybeans	131.88	0.00	45
TOTAL	297.82	0.00	



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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

PARCEL'S 2-3 Tile Map



NICKEL CONSTRUCTION — Mtn. Lake, MN

Existing Tile — 2026



Map Location

Customer: Route 66 LLC
State: MN
County: Cottonwood
Township: Springfield
Section: 10CD

4"	14"	Key
5"	15"	
6"	16"	N
7-8"	18"	
10"	Unknown	Assumed Only
12"	Assumed Only	



Construction Office

36821 575th Avenue
Mtn. Lake, MN 56159-2202
Office: (507) 427-2352
Fax: (507) 427-2357
nickelconst@frontiernet.net



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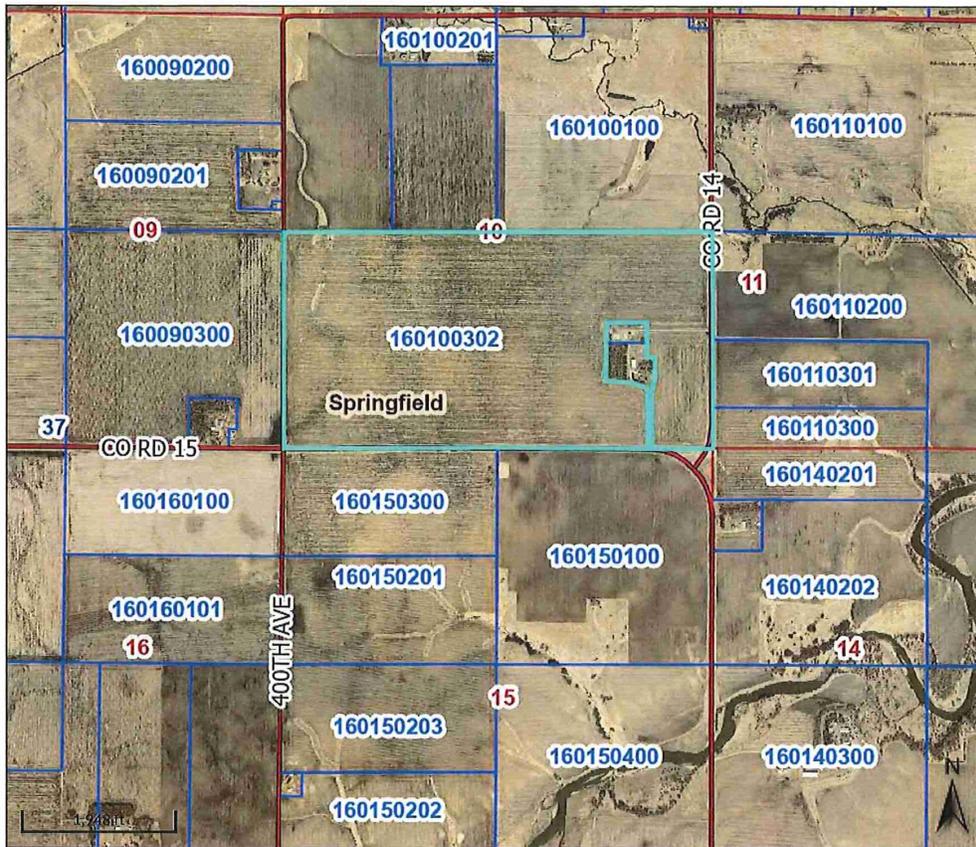
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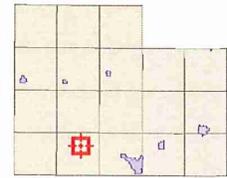
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PARCEL'S 2-3 Map

 **Beacon**™ Cottonwood County, MN



Overview



Legend

-  Corporate Limits
-  Political Townships
-  Survey Townships
-  Sections
-  Parcels
-  Roads

Parcel ID	160100302	Alternate ID	n/a	Owner Address	ROUTE 66 LLC
Sec/Twp/Rng	10-105-37	Class	AGRICULTURE		C/O ANGELINA P LAWTON
Property Address		Acreage	310.05		2468 LAFAYETTE ROAD
	SPRINGFIELD				MINNETONKA BEACH MN 55391
District	n/a				
Brief Tax Description	S1/2 EX 7.06 AC TR & EX 2.89 AC TR 310.05				
	(Note: Not to be used on legal documents)				

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Auctioneer Alley

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PARCEL'S 2-3

Cottonwood County, MN

Summary

Parcel ID 160100302
 Property Address 10-105-37
 Sec/Twp/Rng 10-105-37
 Lot/Block N/A
 Plat
 Brief Tax Description S1/2 EX 7.06 AC TR & EX 2.89 AC TR 310.05
 (Note: Not to be used on legal documents)
 Deeded Acres 310.05
 CER 78.48
 Class 101 - AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 16
 School District 177

Owner

Taxpayer
 Route 65 LLC
 C/O Angelina P Lawton
 2468 Lafayette Road
 Minnetonka Beach MN 55391

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	9.95	
1	008050	Xtra B Site	2a	.55 acre	
1	999700	Till + Road Acres	2a	309.50 acre	.00
1	999800	Neg Road Acres	2a	-9.95 acre	

Sales

Buyer	Seller	Transaction	Sale Descr	Multi Parcel	Purchase Price	Adj Sale Price	Sale Date	Auditor Date
RAHN, NOEL P	ANDERSON, DAVID B	WARRANTY DEED	Good Sale	Single Parcel	\$540,000	\$0	3/1997	1/08/1997

2025 Values for Pay 2026 Taxes

	Market	Taxable
Land	\$3,838,700	\$3,838,700
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$3,838,700	\$3,838,700

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2024 Payable 2025	\$4,288,100	42,881	53.31400	4090.07	0.00	0.00	\$18,772
2023 Payable 2024	\$4,762,700	47,627	45.11000	4162.36	0.00	0.00	\$17,322
2022 Payable 2023	\$2,977,200	29,772	64.58000	3645.61	0.00	0.00	\$15,582
2021 Payable 2022	\$2,481,100	24,811	76.31700	3131.10	0.00	0.00	\$15,804
2020 Payable 2021	\$2,611,500	26,115	75.29400	3010.10	0.00	0.00	\$16,652

Current Taxes

Gross Tax	\$22,862.07
Total Credit	\$4,090.07
Spec Asmt	\$0.00
Net Tax Due	\$18,772.00
Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
Adjusted Net Due	\$18,772.00
Total Receipts	\$18,772.00
Remain Due	\$0.00



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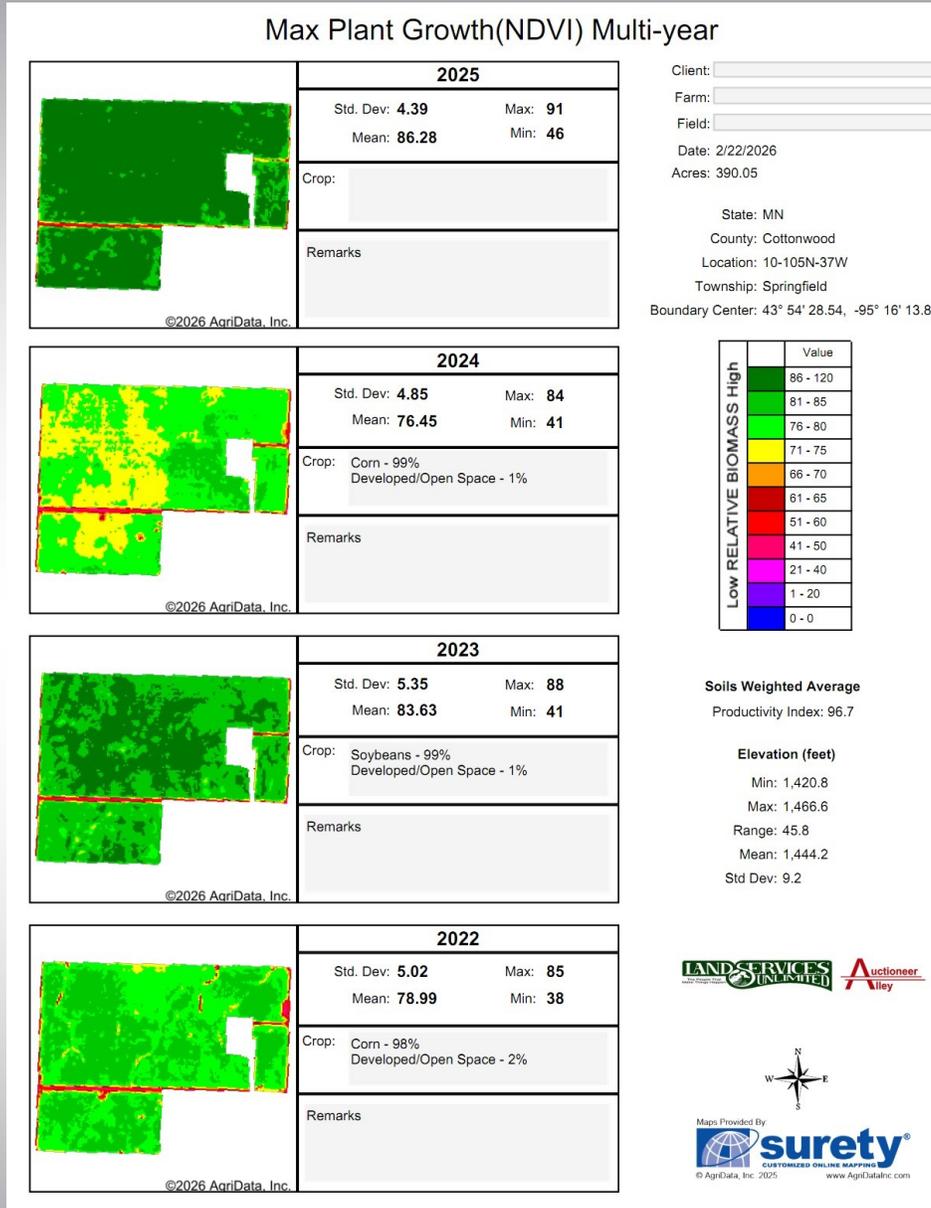
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PARCEL'S 1-3 NDVI Map



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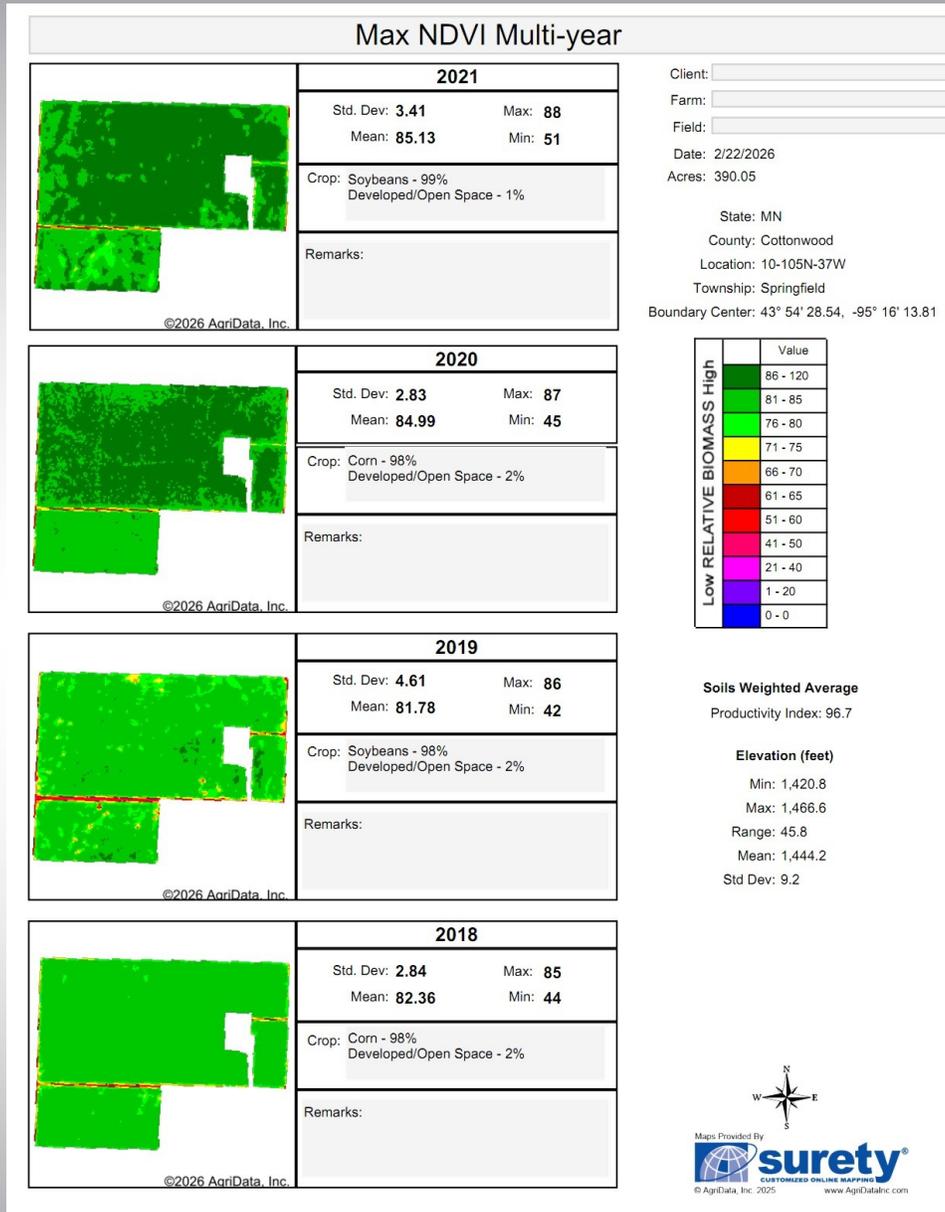
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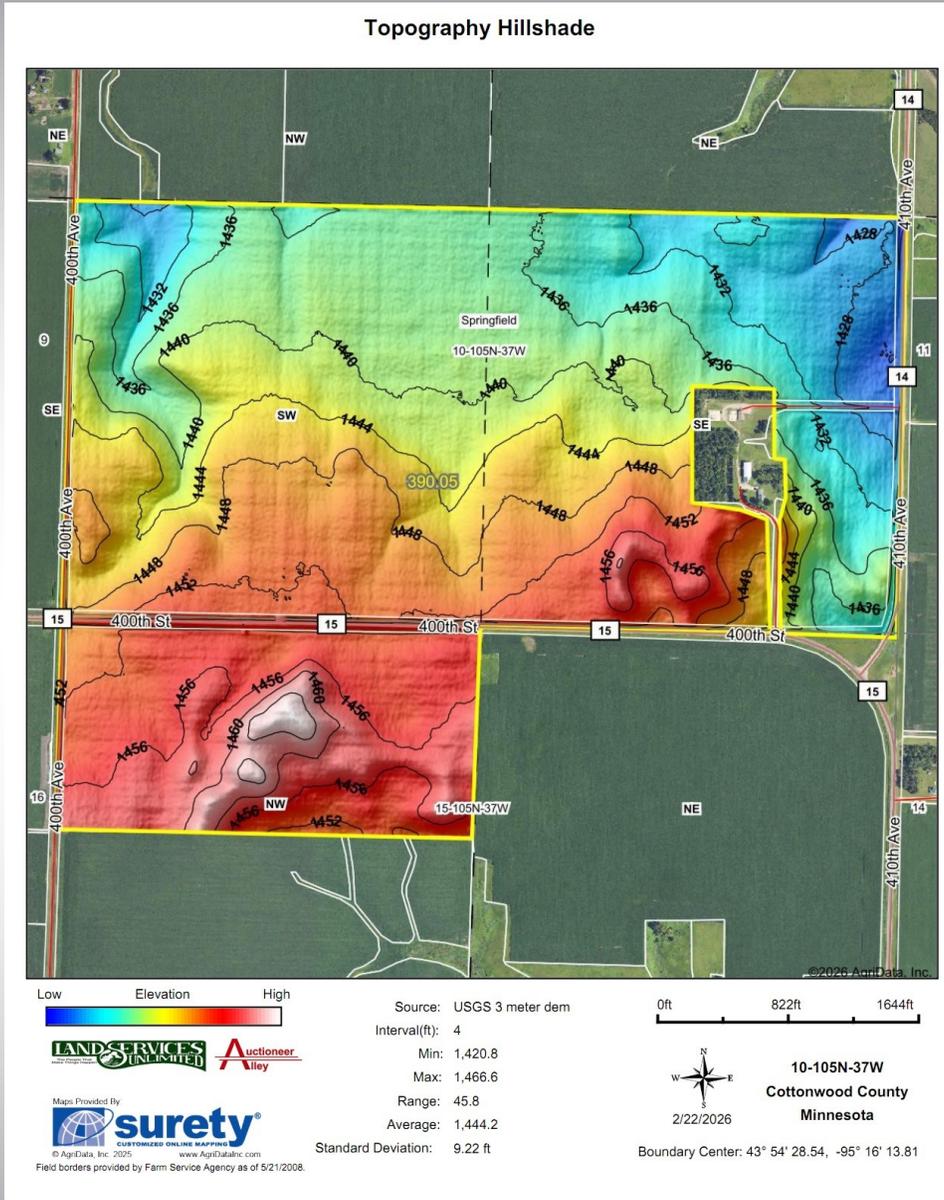
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PARCEL'S 1-3 Topography Map



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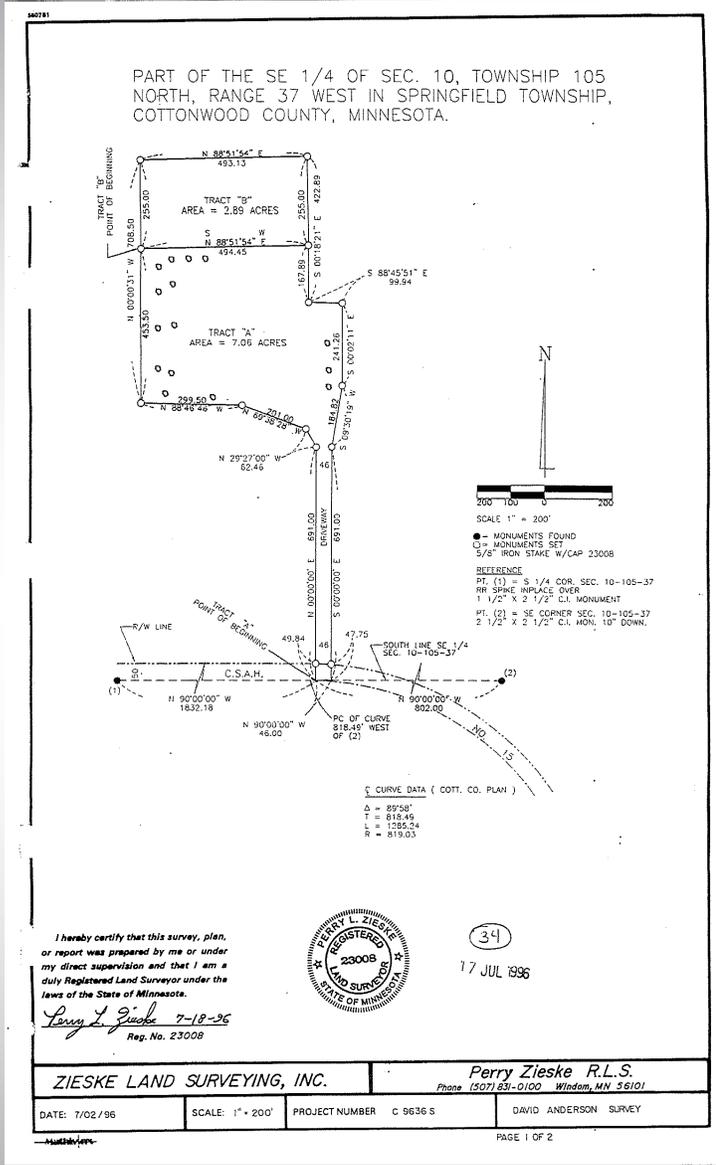
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Building Site Survey



DESCRIPTION (TRACT "A")

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 105 NORTH, RANGE 37 WEST IN SPRINGFIELD TOWNSHIP, COTTONWOOD COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CAST IRON MONUMENT AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 802.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 691.00 FEET; THENCE NORTH 29 DEGREES 27 MINUTES 00 SECONDS WEST A DISTANCE OF 62.46 FEET; THENCE NORTH 69 DEGREES 38 MINUTES 28 SECONDS WEST A DISTANCE OF 201.00 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 46 SECONDS WEST A DISTANCE OF 453.50 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 51 SECONDS WEST A DISTANCE OF 494.45 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST A DISTANCE OF 167.89 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 51 SECONDS EAST A DISTANCE OF 99.94 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 11 SECONDS EAST A DISTANCE OF 241.26 FEET; THENCE SOUTH 09 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 184.82 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 691.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 46.00 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 7.06 ACRES AND IS SUBJECT TO EXISTING HIGHWAY EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.

DESCRIPTION (TRACT "B")

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THE TRACT CONTAINS 2.89 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD, IF ANY.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
Perry L. Zieske 7-18-26
Reg. No. 23008

ZIESKE LAND SURVEYING, INC. Perry Zieske R.L.S.
Phone (507) 631-0100 Windom, MN 56101

DATE: 7/02/96 SCALE: 1" = 200' PROJECT NUMBER C 9636 S DAVID ANDERSON SURVEY

PAGE 2 OF 2



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

AUCTION INFORMATION

AGENCY: Auctioneer Alley & Land Services Unlimited+ and its agents represent the seller.

TERMS: These parcels of bare farmland will be offered using the Buyer's Choice auction method. This method provides the bidders flexibility to purchase individual parcels or all of them. Buyer's Choice auctioning will continue until both parcels have been purchased. Parcels will not be offered in their entirety at the conclusion of the auction. Parcel 1- 80 +/- Deeded Acres, Parcel 2- 160 +/- Deeded Acres & Parcel 3- 150.05 +/- Deeded Acres x The Bid. All bidders must register for a bidding number prior to bidding on sale day. 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 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 open to be farmed in 2026 by the Buyer. Buyer will receive all 2026 farm income and pay all 2026 property taxes. 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. 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.

CONDITIONS: The property is being sold AS IS-WHERE IS. The information provided in this brochure is deemed reliable, but the auctioneer makes no guarantees as to its accuracy. It is the interested bidder's obligation to inspect the property prior to their purchase of it and to rely on their own conclusions. 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.

CONTRACTS & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a purchase agreement/ real estate contract and provide funds for the earnest money to be deposited with the real estate company or sellers designated escrow agent the day of the sale. The seller will provide an updated abstract or owners title insurance commitment at their expense.

ONLINE BIDDING INFORMATION:

To bid online go to auctioneeralley.com and click on the auction you would like to bid on or download our mobile app on your smart phone or tablet.

Click the bid now button to enter the sale of your choice.

Click register to bid to be allowed to bid and sign in with your username and password.

If you do not have a user account, please make one prior to the auction or you won't be allowed to bid.

If you need help, please feel free to contact Dustyn Hartung prior to the sale 507-236-7629.

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.

AUCTIONS – REAL ESTATE - APPRAISALS



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