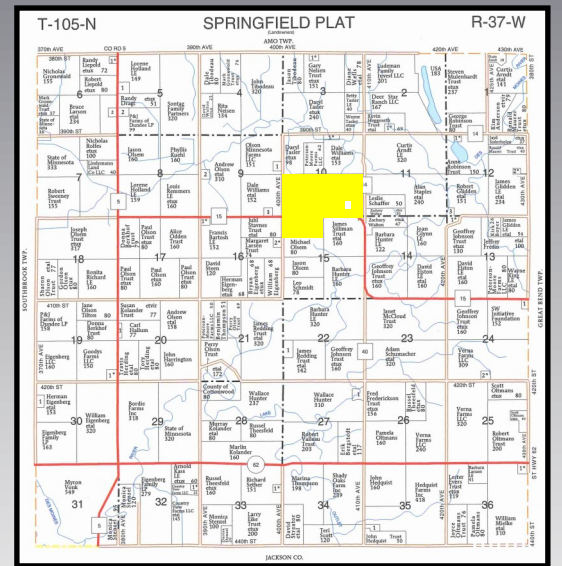
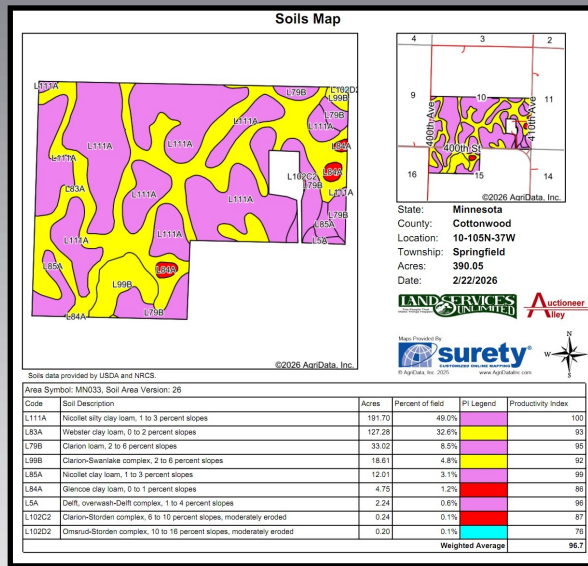


PRIVATE LISTING

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

FARMLAND FOR SALE



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.

REAL ESTATE SALE TERMS:

This property is being marketed and sold by the Private Sale Method. Farms will be offered as: Parcel 1- 80 +/- Deeded Acres, Parcel 2- 160 +/- Deeded Acres & Parcel 3- 150.05 +/- Deeded Acres x The Bid. The successful buyer will enter into a purchase agreement & make a 10% earnest money down payment. The unpaid balance shall be due and payable 30-45 days thereafter, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 10% down payment is NON-REFUNDABLE. 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. Any statements made 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

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! 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. Respectfully, Dustyn Hartung and Sales Staff.

ADDITIONAL PROPERTY INFORMATION:

www.auctioneeralley.com

REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
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LEAH HARTUNG MN Broker #40416719,
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105 S State Street, Fairmont, MN 56031-507-238-4318

Ronald Schramel of Schramel Law Firm, Attorney for the Sellers