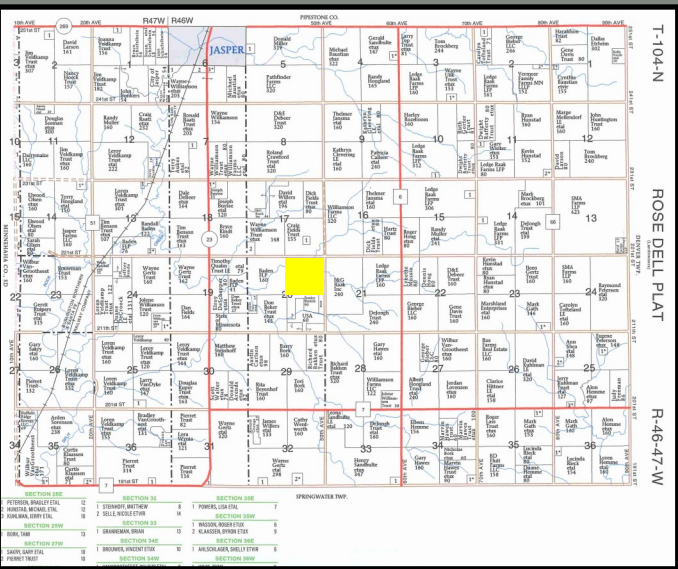
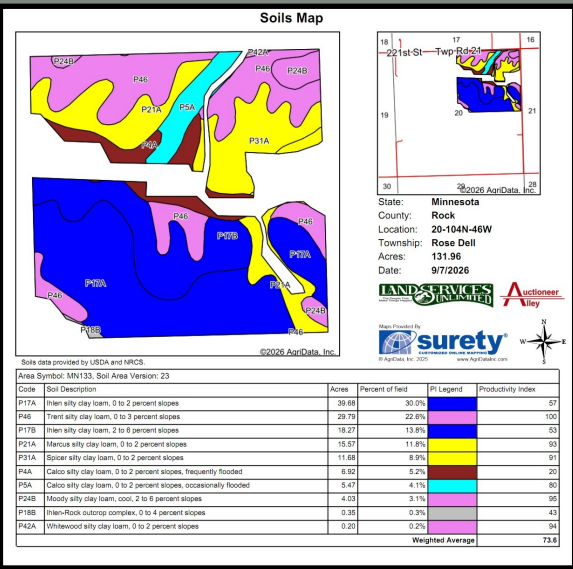


160 Acres +/- of Bare Farmland in Rose Dell Twp., Rock County, MN

FARMLAND AUCTION

Tuesday, November 10, 2026 @ 2:00 PM

SALE LOCATION: Auction will be held at the Jasper Community Center 415 2nd Street East, Jasper, MN



PROPERTY LOCATION: From Jasper, MN: From MN-23 go south for 3 miles, then east on 221st Street for 1 mile.

PROPERTY LEGAL DESCRIPTION: NE 1/4 of Section 20, Township 104N, Range 46W in Rock County, MN

AUCTION SALE TERMS: The property will be offered for sale on auction day as one parcel. 160 Acres +/- X the bid. 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 10% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before December 18, 2026, 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 open to be farmed in 2027 by the Buyer. Seller will keep all 2026 farm income and pay all 2026 real estate 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 & Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE: Rock County farm on public auction! Auctioneer Alley is pleased to be working for the Becker & Benson Families with the sale of their family farm! This property carries both tillable acres and pasture land. Gently rolling in topography, this farm has a waterway running thru it allowing for it's own drainage outlet. Located just one mile off of MN-23, this property has excellent access for ingress and egress. 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.

Owners: Dawn Becker & Nancy Benson

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

EO

EDMAN EDMUNDSON ODGREN

Peter Odgren, Closing Attorney for Sellers