



FARMLAND AUCTION

Wednesday, September 2, 2026 @ 10 AM

Lone Rock Presbyterian Church Hall

407 Maine Street, Lone Rock, IA

392.71 ACRES +/-

SECTIONS 23 & 26 OF SENECA TWP

KOSSUTH COUNTY, IA

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



392.71 Acres +/- of Bare Farmland in Seneca Twp., Kossuth County, IA

FARMLAND AUCTION

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SALE LOCATION: Auction will be held at the Lone Rock Presbyterian Church Hall 407 Maine Street, Lone Rock, IA



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

HURLBURT FARM 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 2- 152.71 +/- Deeded Acres x The Bid

LEGAL DESCRIPTION 1: 80 +/- Deeded Acres located in the E ½ of the SW ¼ of Section 23, TWP 98N, Range 30W, Kossuth County, IA

TAX PARCEL ID 1: 09-23-300-002 & 09-23-300-004

BUILDINGS 1: None

REAL ESTATE TAXES 1: Taxes for July 1, 2024 through June 30, 2025. \$2,266.00

FSA INFORMATION 1:

Total Deeded Acres	=	80.00 +/- Acres
FSA Tillable Acres	=	77.98 +/- Acres
Corn Base Acres	=	48.29 +/- Acres
Corn PLC Yield	=	147.00 +/- Bushels
Soybean Base Acres	=	29.69 +/- Acres
Soybean PLC Yield	=	46.00 +/- Bushels
Total Base Acres	=	77.98 +/- Acres

PREDOMINANT SOILS 1: Nicollet Clay Loam, Webster Clay Loam & Clarion Loam

CSR PARCEL 1: CSR2= 79.7
***See Soils Map**

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

DRAINAGE PARCEL 1: Part of D.D. 115 Watershed
***See Tile Map**

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

WETLAND STATUS 1: Determination has not been completed.

AUCTIONS – REAL ESTATE - APPRAISALS



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LEGAL DESCRIPTION 2: 160 +/- Deeded Acres located in the NW ¼ of Section 26, TWP 98N, Range 30W, Kossuth County, IA

TAX PARCEL ID 2: 09-26-100-001, 09-26-100-002, 09-26-100-003 & 09-26-100-004

REAL ESTATE TAXES 2: Taxes for July 1, 2024 through June 30, 2025, \$4,616.00

FSA INFORMATION 2:

Total Deeded Acres	=	160.00 +/- Acres
FSA Tillable Acres	=	139.20 +/- Acres
Corn Base Acres	=	98.40 +/- Acres
Corn PLC Yield	=	153.00 +/- Bushels
Soybean Base Acres	=	40.80 +/- Acres
Soybean PLC Yield	=	46.00 +/- Bushels
Total Base Acres	=	139.20 +/- Acres
CRP Acres	=	19.14 +/- Acres

*See CRP Contract

PREDOMINANT SOILS 2: Nicollet Clay Loam, Clarion Loam, Webster Clay Loam & Canisteo Clay Loam

CSR PARCEL 2: CSR2= 85.5
*See Soils Map

TOPOGRAPHY 2: Level to Gently Rolling
*See Topography Map

DRAINAGE PARCEL 2: Part of D.D. 69 Watershed
*See Tile Map

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

WETLAND STATUS 2: Tract does not contain a wetland.

LEGAL DESCRIPTION 3: 152.71 +/- Deeded Acres located in the SE ¼ (Excepting 7.29 Acre Building Site) of Section 26, TWP 98N, Range 30W, Kossuth County, IA

TAX PARCEL ID 3: 09-26-400-001, 09-26-400-003, 09-26-400-005 & 09-26-400-006

BUILDINGS 3: None

REAL ESTATE TAXES 3: Taxes for July 1, 2024 through June 30, 2025, \$3,376.00

AUCTIONS – REAL ESTATE - APPRAISALS



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FSA INFORMATION 3:

Total Deeded Acres	=	160.00 +/- Acres
FSA Tillable Acres	=	116.49 +/- Acres
Corn Base Acres	=	91.11 +/- Acres
Corn PLC Yield	=	157.00 +/- Bushels
Soybean Base Acres	=	25.38 +/- Acres
Soybean PLC Yield	=	46.00 +/- Bushels
Total Base Acres	=	116.19 +/- Acres
CRP Acres	=	30.36 +/- Acres

***See CRP Contract**

PREDOMINANT SOILS 3: Canisteo Clay Loam, Nicollet Clay Loam & Clarion Loam

CSR PARCEL 3: CSR2= 70.4
***See Soils Map**

TOPOGRAPHY 3: Level to Gently Rolling
***See Topography Map**

DRAINAGE PARCEL 3: Part of D.D. 69 Watershed
***See Tile Map**

NRCS CLASSIFICATION 3: NHEL (Non-Highly Erodible Land) & UHEL (Undetermined for Highly Erodible)

WETLAND STATUS 3: Tact does not contain a wetland.

LEASE STATUS: Property is opened to be farmed by the Buyer in 2027.

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

AUCTIONS – REAL ESTATE - APPRAISALS



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PARCEL 1: 80 Acres



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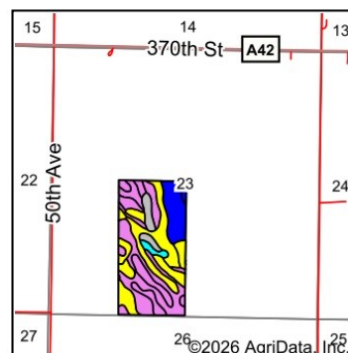
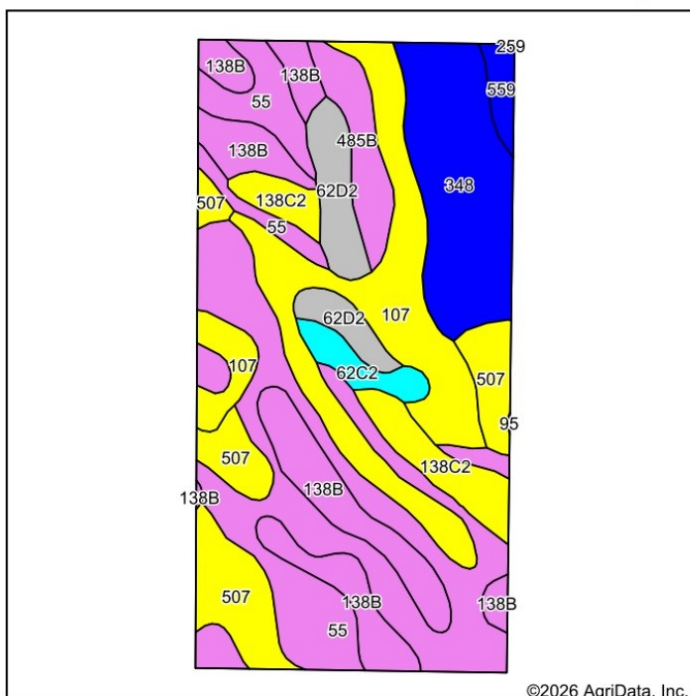
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PARCEL 1

Soils Map



State: **Iowa**
 County: **Kossuth**
 Location: **23-98N-30W**
 Township: **Seneca**
 Acres: **80**
 Date: **7/30/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA109, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	22.05	27.7%		89
107	Webster clay loam, 0 to 2 percent slopes	14.58	18.2%		86
138B	Clarion loam, 2 to 6 percent slopes	10.88	13.6%		89
348	Fieldon loam, 0 to 2 percent slopes	10.24	12.8%		54
507	Canisteo clay loam, 0 to 2 percent slopes	7.63	9.5%		84
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.26	5.3%		83
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	4.14	5.2%		41
485B	Spillville loam, 2 to 5 percent slopes	3.58	4.5%		88
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	1.64	2.0%		64
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.00	1.2%		54
Weighted Average					79.7

**IA has updated the CSR values for each county to CSR2.



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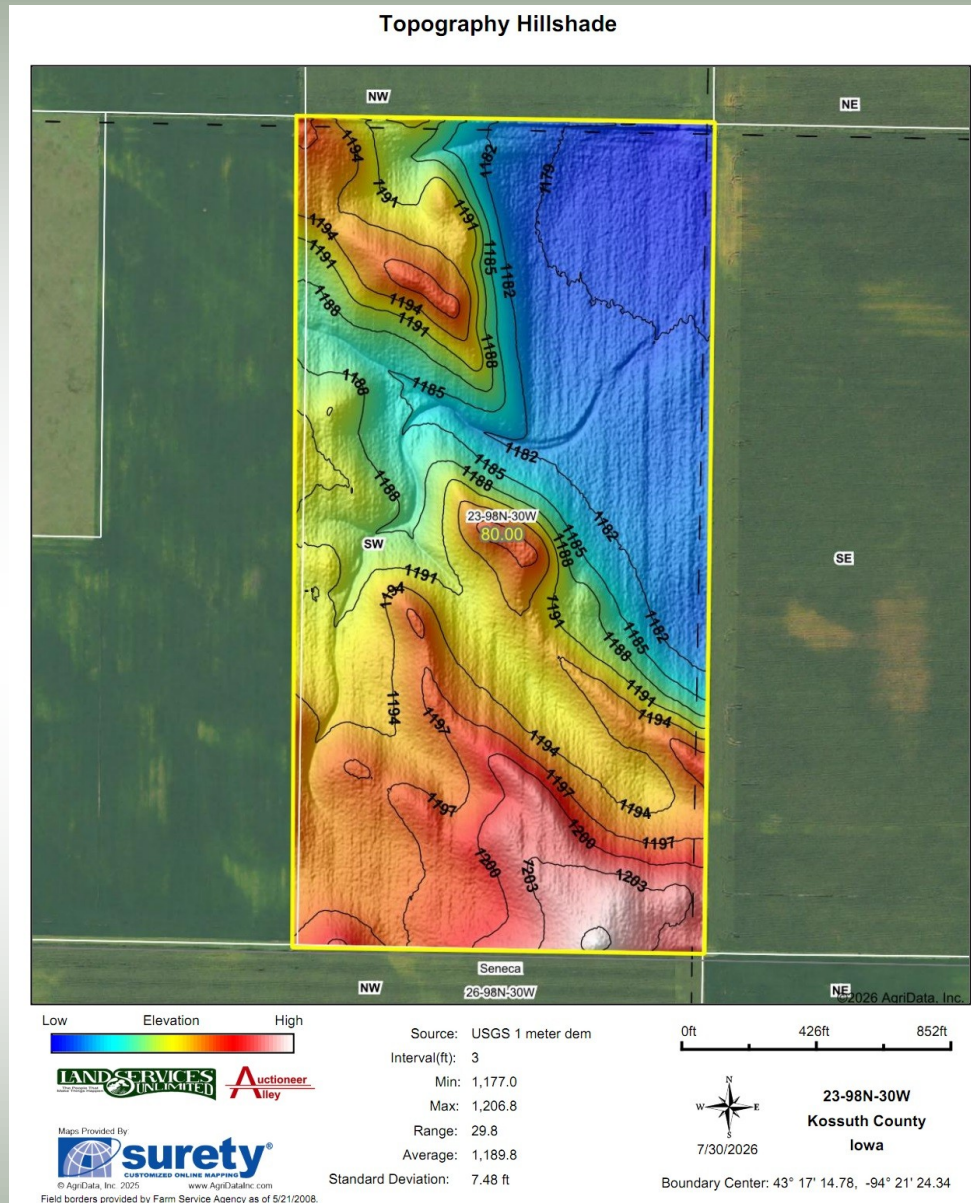
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PARCEL 1



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PARCEL 1 FSA Map



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PARCEL 1 FSA Information

IOWA
KOSSUTH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10920

Prepared : 4/10/26 1:31 PM CST

Crop Year : 2026

Tract 12509 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.98	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	48.29	0.00	147
Soybeans	29.69	0.00	46
TOTAL	77.98	0.00	

NOTES

Tract Number : 12509

Description : E½-SW¼-23 SENECA (98-30)

FSA Physical Location : IOWA/KOSSUTH

ANSI Physical Location : IOWA/KOSSUTH

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : ANTHONY WAYNE HURLBURT, TERRY HURLBURT, STACIE HURLBURT, CHRISTINE CANEPA, CANDYCE ROCHETTE, TRUST AGREEMENT OF ANDY AND TRUDY HURLBURT ON MAY 1, 2006

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.98	77.98	77.98	0.00	0.00	0.00	0.00	0.0



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PARCEL 2: 160 Acres



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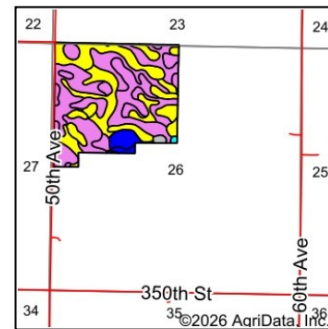
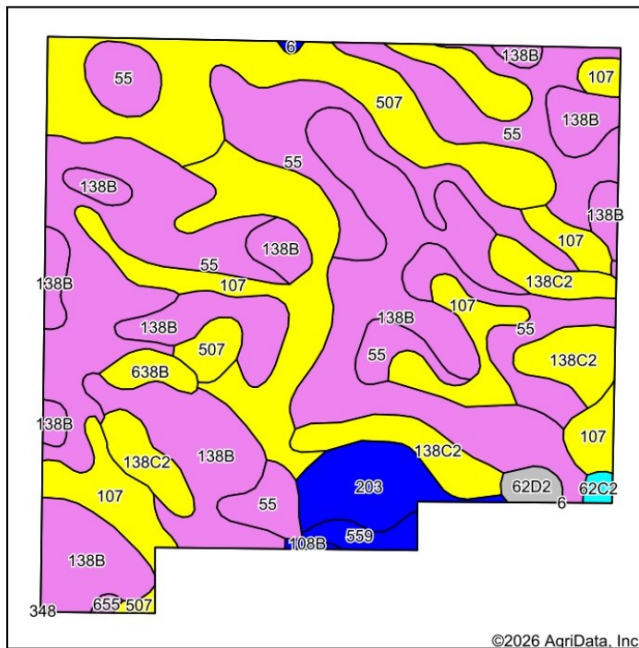
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PARCEL 2

Soils Map



State: **Iowa**
County: **Kossuth**
Location: **26-98N-30W**
Township: **Seneca**
Acres: **139.2**
Date: **7/30/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA109, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	40.79	29.1%		89
138B	Clarion loam, 2 to 6 percent slopes	39.48	28.4%		89
107	Webster clay loam, 0 to 2 percent slopes	21.38	15.4%		86
507	Canisteo clay loam, 0 to 2 percent slopes	18.04	13.0%		84
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	10.15	7.3%		83
203	Cylinder loam, 0 to 2 percent slopes	4.85	3.5%		58
638B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.34	1.0%		85
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.30	0.9%		54
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	0.93	0.7%		41
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	0.41	0.3%		64
108B	Wadena loam, 2 to 6 percent slopes	0.22	0.2%		52
655	Crippin loam, 1 to 3 percent slopes	0.20	0.1%		91
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.11	0.1%		59
Weighted Average					85.5

**IA has updated the CSR values for each county to CSR2.



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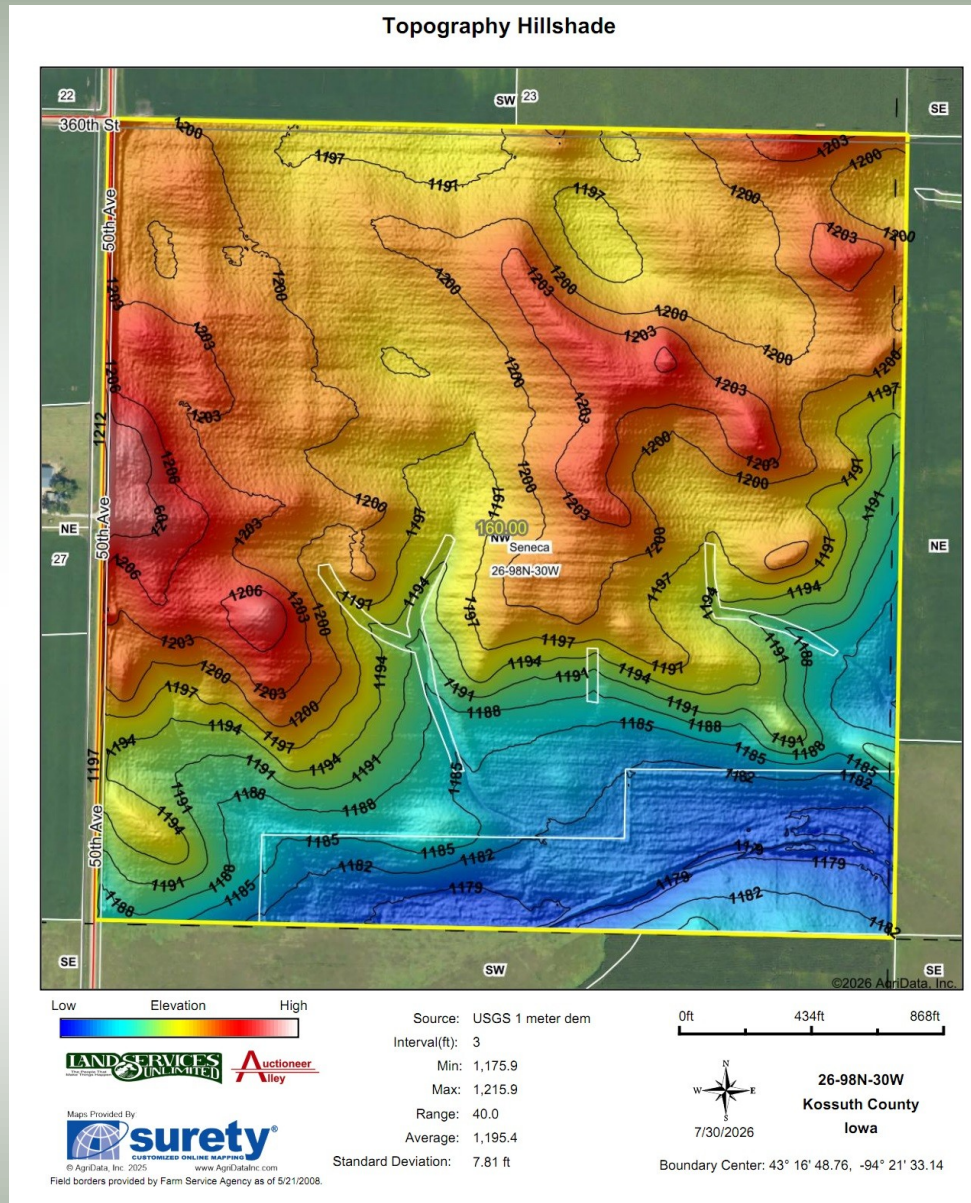
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PARCEL 2 FSA Map



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PARCEL 2 FSA Information

IOWA KOSSUTH		 United States Department of Agriculture Farm Service Agency		FARM : 10919	
Form: FSA-156EZ		Abbreviated 156 Farm Record		Prepared : 4/10/26 1:34 PM CST	
See Page 2 for non-discriminatory Statements.				Crop Year : 2026	

Operator Name : ANTHONY WAYNE HURLBURT									
CRP Contract Number(s) : 11800B									
Recon ID : 19-109-2008-257									
Transferred From : None									
ARCPLC G/IF Eligibility : Eligible									

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.34	158.34	158.34	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	139.20	0.00		19.14	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	98.40	0.00	153	0
Soybeans	40.80	17.20	46	
TOTAL	139.20	17.20		

NOTES

Tract Number : 15024	
Description : NW1/4-26 Seneca (98-30)	
FSA Physical Location : IOWA/KOSSUTH	
ANSI Physical Location : IOWA/KOSSUTH	
BIA Unit Range Number :	
CRP Contract Number(s) : 11800B	
HEL Status : NHIEL: No agricultural commodity planted on undetermined fields	
Wetland Status : Tract does not contain a wetland	
WL Violations : None	
Owners : CANDYCE ROCHETTE, ANTHONY WAYNE HURLBURT, TERRY HURLBURT, CHRISTINE CANEPA, STACIE HURLBURT, TRUST AGREEMENT OF ANDY AND TRUDY HURLBURT ON MAY 1, 2006	
Other Producers : None	
Recon ID : 19-109-2008-256	

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.34	158.34	158.34	0.00	0.00	0.00	0.00	0.0

IOWA KOSSUTH		 United States Department of Agriculture Farm Service Agency		FARM : 10919	
Form: FSA-156EZ		Abbreviated 156 Farm Record		Prepared : 4/10/26 1:34 PM CST	
				Crop Year : 2026	

Tract 15024 Continued ...							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	139.20	0.00	19.14	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	98.40	0.00	153
Soybeans	40.80	17.20	46
TOTAL	139.20	17.20	



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PARCEL 2 CRP Contract

CRP-1 (01-23-26)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 109		Page 1 of 2 2. SIGN-UP NUMBER 50		
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11800B		4. ACRES FOR ENROLLMENT 19.14		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) KOSKUTH COUNTY FARM SERVICE AGENCY 605 EAST STATE ST., STE 1 ALGONA, IA50511-2899				6. TRACT NUMBER 15024		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2027		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (515) 295-3541				8. SIGNUP TYPE: FWP				
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.								
<i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i>								
9A. Rental Rate Per Acre		\$ 300.00		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment		\$ 5,744.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment		\$		15024	7	CP28	3.64	\$ 506.00
(Item 9C is applicable only when the first year payment is prorated.)				15024	8	CP27	5.01	\$ 195.00
				15024	9	CP28	10.49	\$ 1,458.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) ANTHONY WAYNE HURLBURT 3501 60TH AVE LONE ROCK, IA50559-8542		(2) SHARE 16.70 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
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NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/AFSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).								

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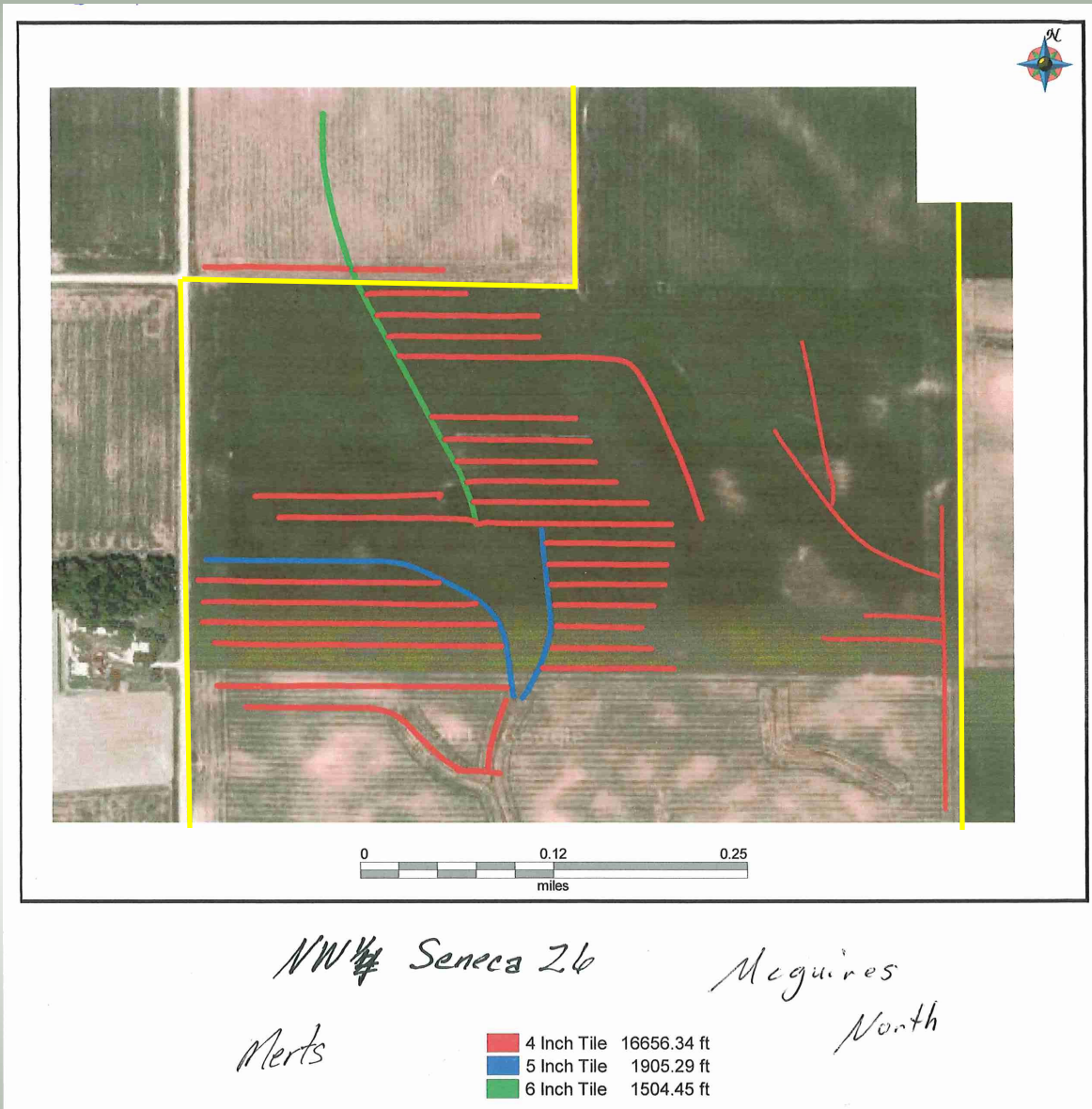
392.71 Acres +/- of Bare Farmland in Seneca Twp., Kossuth County, IA

FARMLAND AUCTION

Wednesday, September 2, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the Lone Rock Presbyterian Church Hall 407 Maine Street, Lone Rock, IA

PARCEL 2 Tile Map



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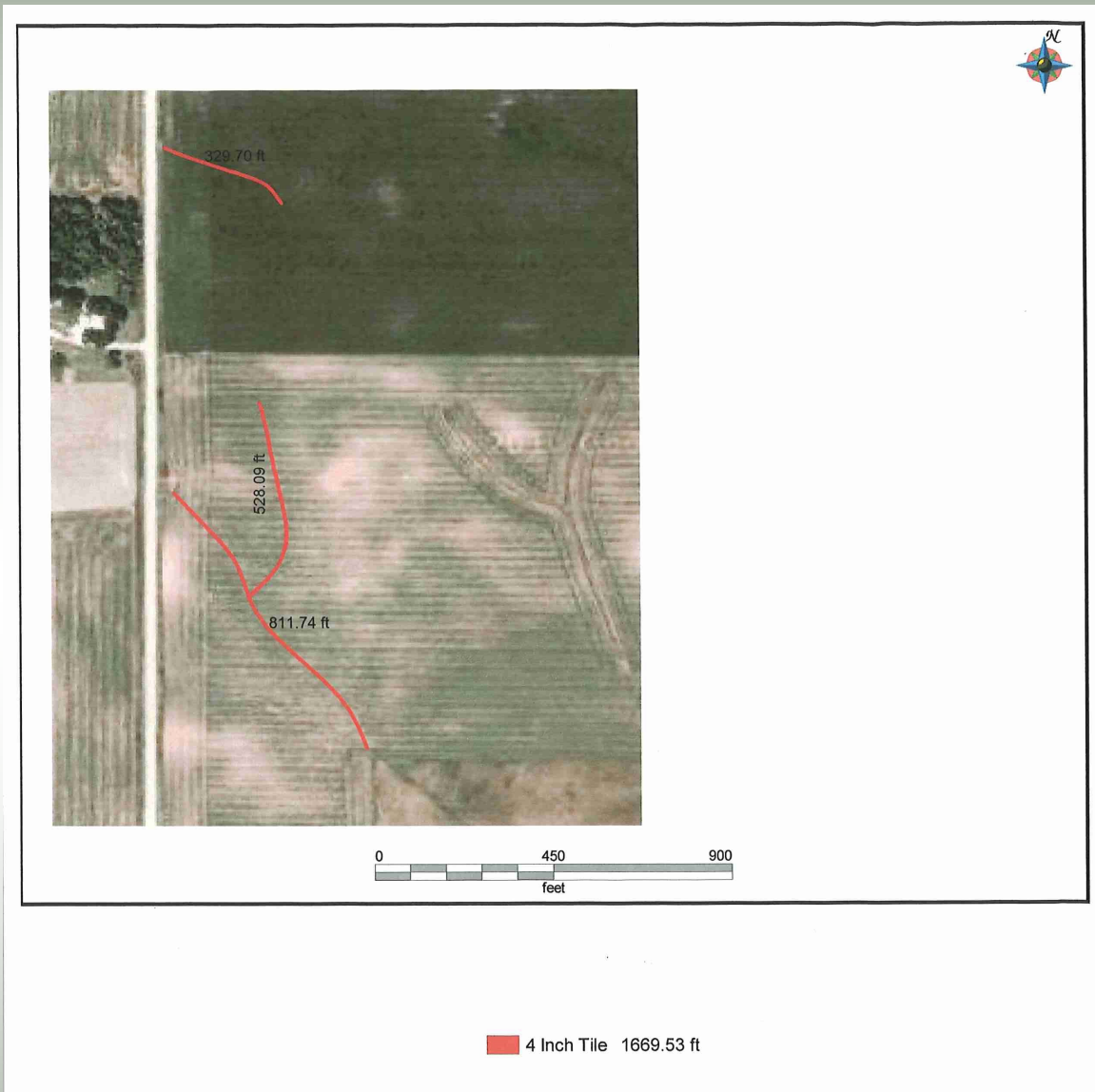
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PARCEL 3: 152.71 Acres



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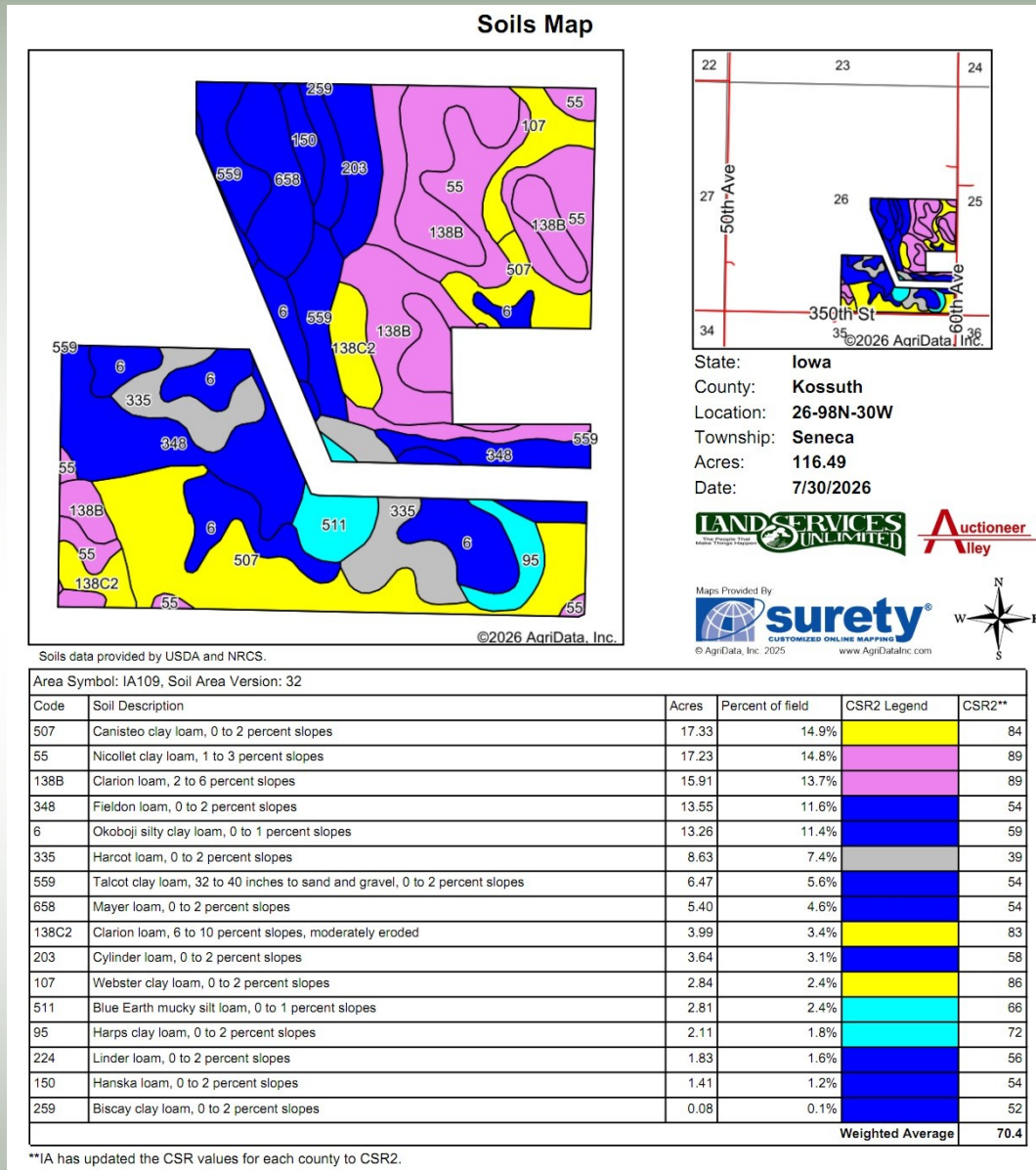
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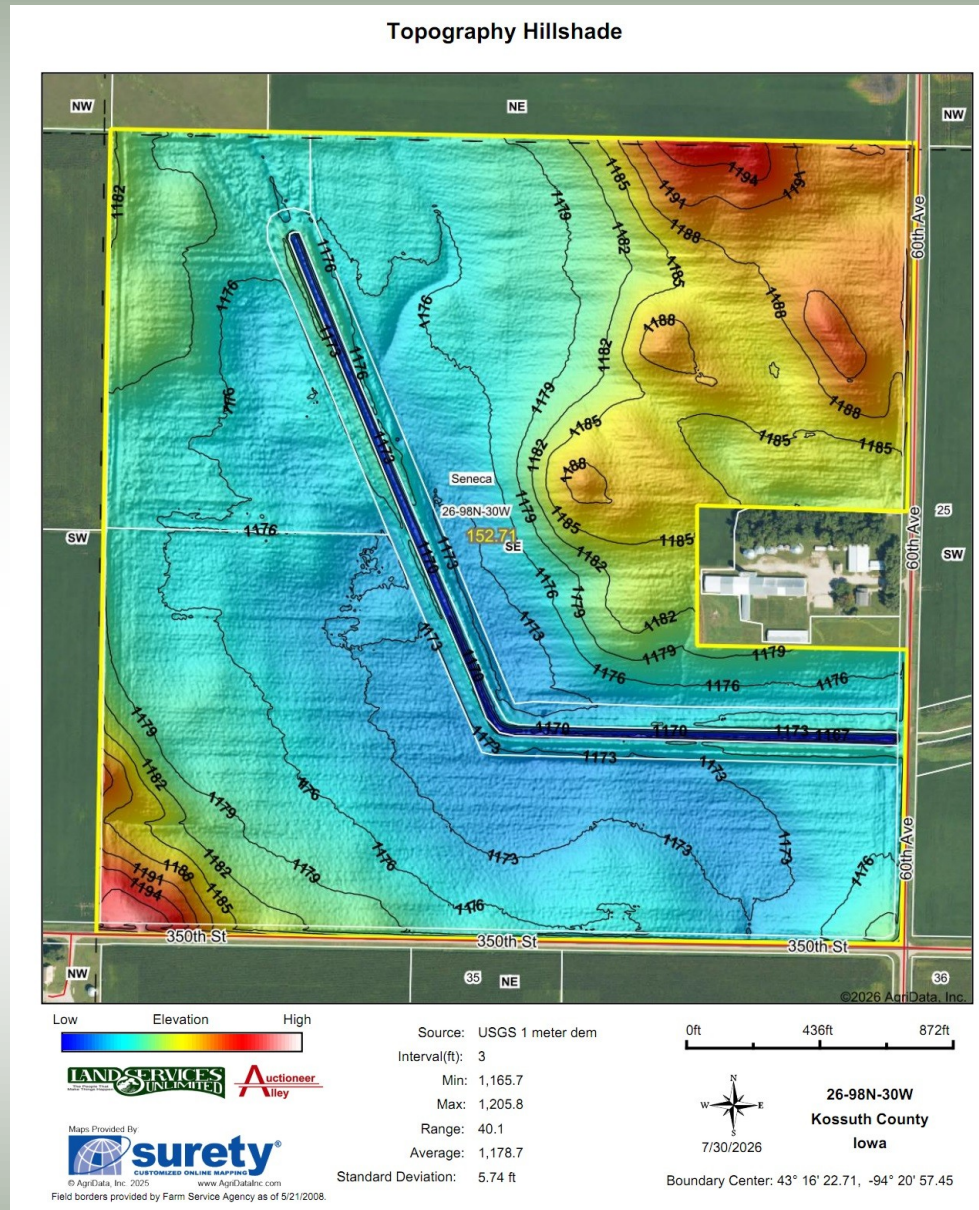
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PARCEL 3 FSA Map



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FARMLAND AUCTION

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PARCEL 3 FSA Information

Tract Number	: 15025
Description	: SE1/4-26 Seneca (98-30)
FSA Physical Location	: IOWA/KOSSUTH
ANSI Physical Location	: IOWA/KOSSUTH
BIA Unit Range Number	:
CRP Contract Number(s)	: 11798B,11799B
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: ANTHONY WAYNE HURLBURT, TERRY HURLBURT, STACIE HURLBURT, CANDYCE ROCHETTE, CHRISTINE CANEPA, TRUST AGREEMENT OF ANDY AND TRUDY HURLBURT ON MAY 1, 2006
Other Producers	: None
Recon ID	: 19-109-2008-256

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.98	146.85	146.85	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	116.49	0.00	30.36	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	91.11	0.00	147
Soybeans	25.38	18.22	46
Oats	0.00	0.90	0
TOTAL	116.49	19.12	



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PARCEL 3 CRP Contract

CRP-1 (01-23-26)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 109		2. SIGN-UP NUMBER 50	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11799B		4. ACRES FOR ENROLLMENT 9.50	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) KOSSUTH COUNTY FARM SERVICE AGENCY 605 EAST STATE ST., STE 1 ALGONA, IA50511-2899				6. TRACT NUMBER 15025		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2032	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (515) 295-3541				8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							
<i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2G, CRP-2C, or CRP-2C30, as applicable.</i>							
9A. Rental Rate Per Acre		\$ 300.00		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment		\$ 2,851.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment		\$		15025	6	CP21	9.50
(Item 9C is applicable only when the first year payment is prorated.)							
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
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9B. Annual Contract Payment \$ 6,260.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost/Share	
9C. First Year Payment \$		15025	9	CP27	0.99	\$ 39.00	
(Item 9C is applicable only when the first year payment is prorated.)		15025	10	CP27	4.01	\$ 156.00	
		15025	11	CP28	15.86	\$ 2,205.00	
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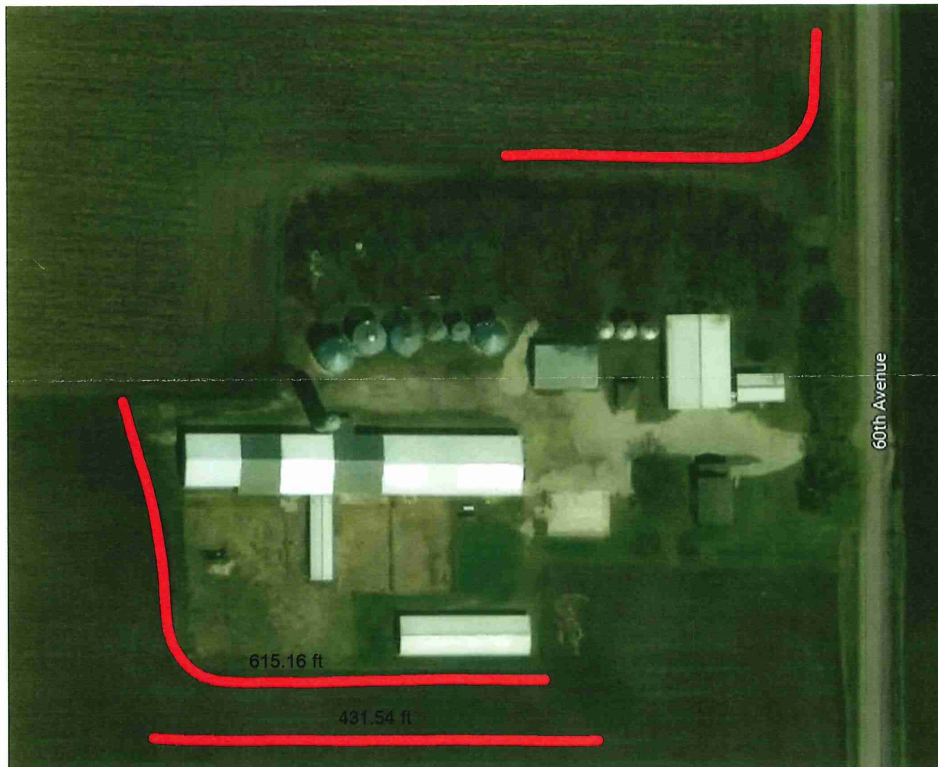
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Seneca Twp Sec 26 Home Place



*Tony Hurlburt
2018 Spring*

1046 ft 5 Inch Tile

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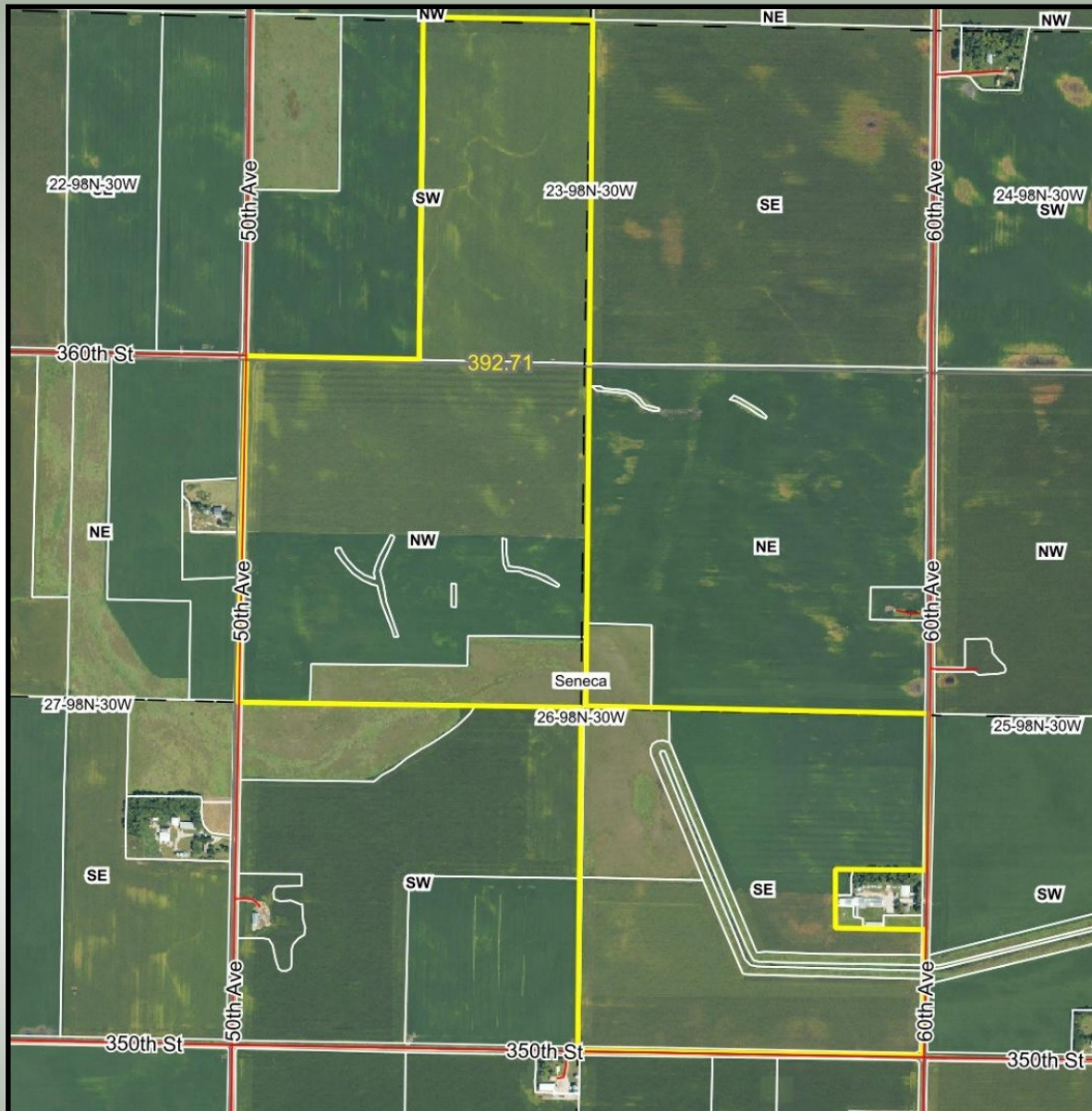
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SALE LOCATION: Auction will be held at the Lone Rock Presbyterian Church Hall 407 Maine Street, Lone Rock, IA

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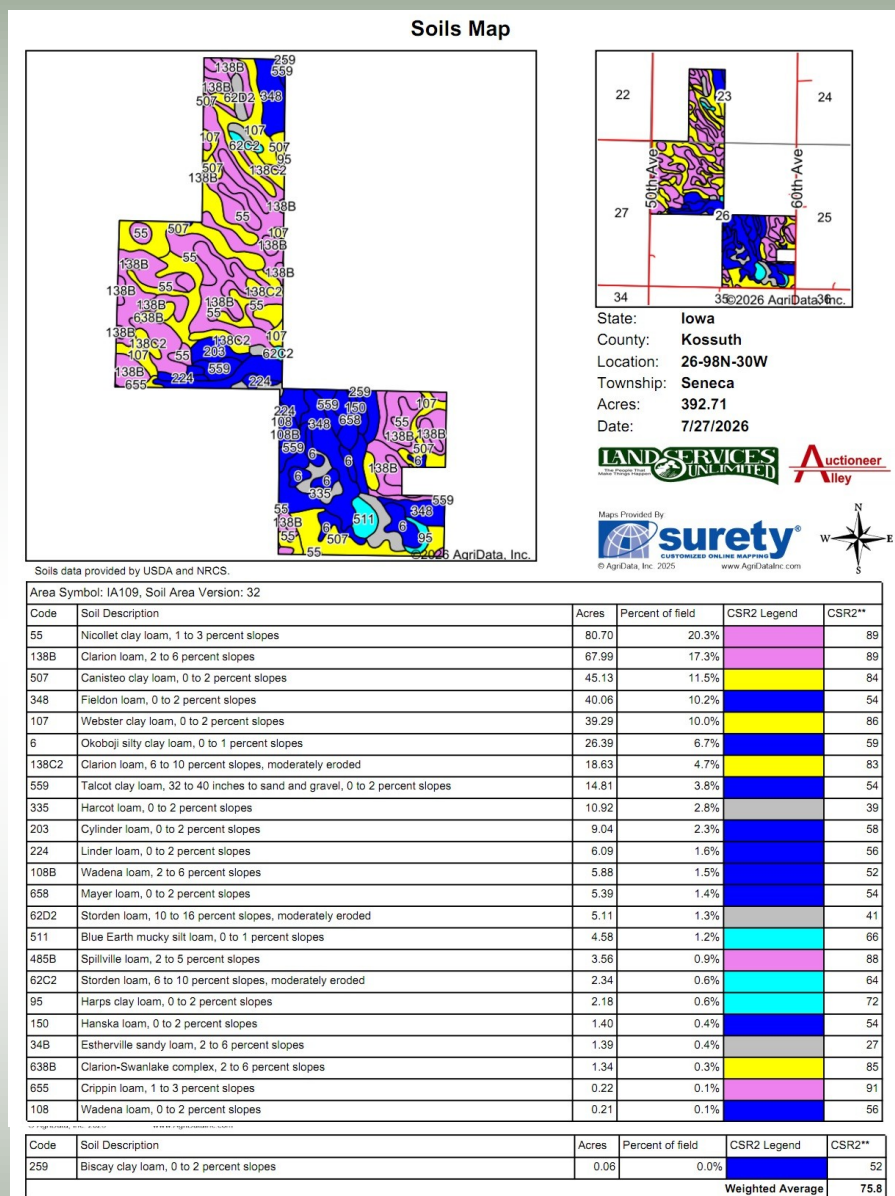
392.71 Acres +/- of Bare Farmland in Seneca Twp., Kossuth County, IA

FARMLAND AUCTION

Wednesday, September 2, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the Lone Rock Presbyterian Church Hall 407 Maine Street, Lone Rock, IA

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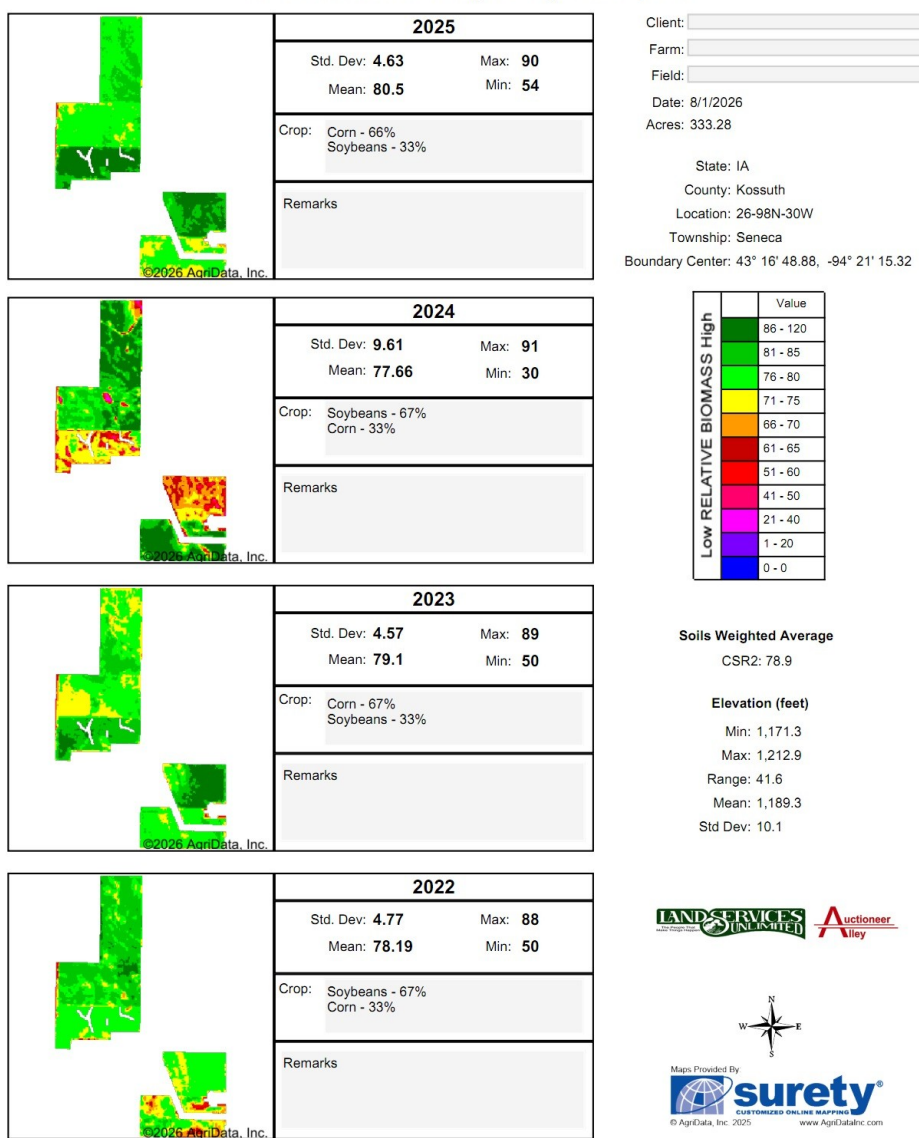
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NDVI Maps

Max Plant Growth(NDVI) Multi-year



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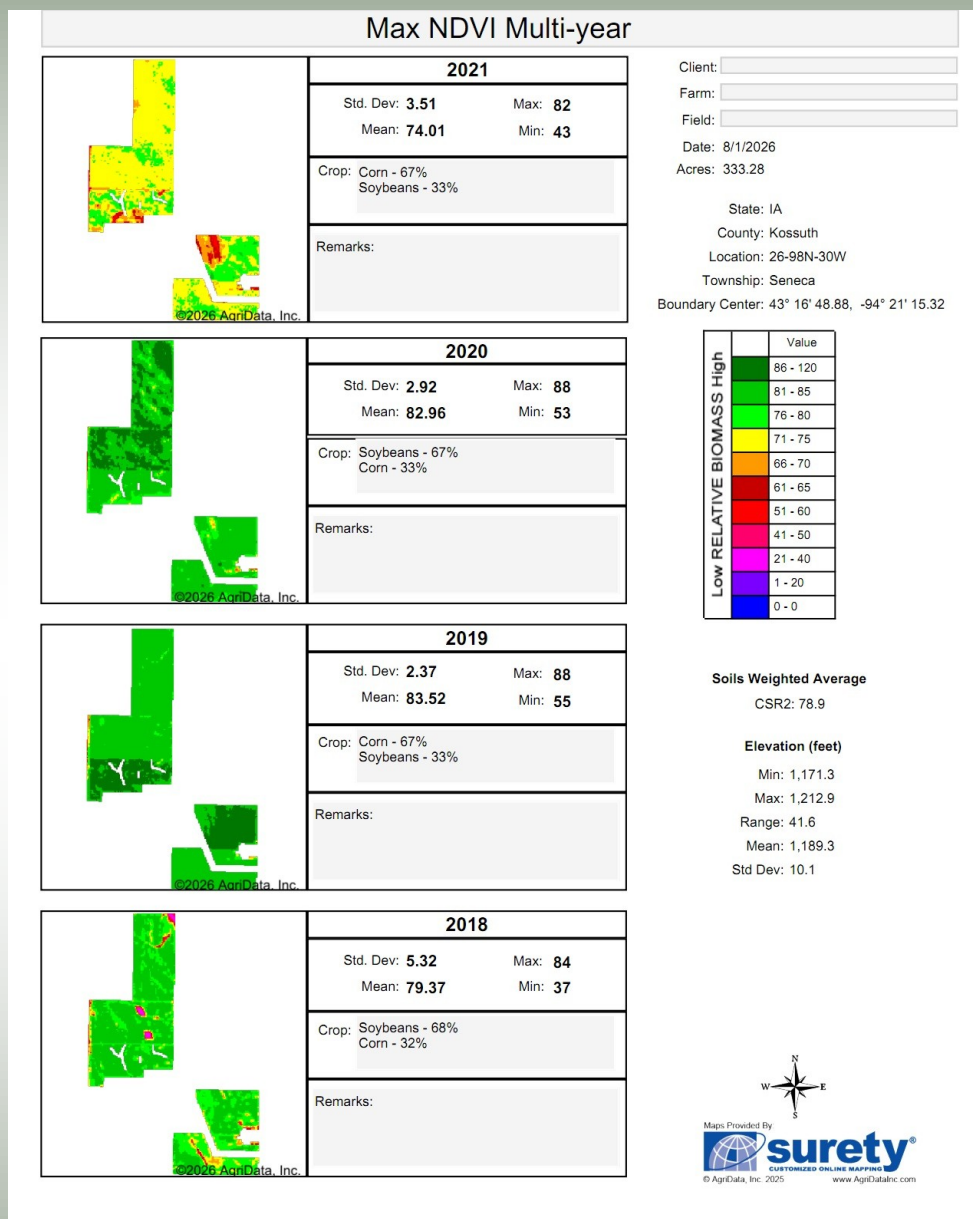
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AUCTION INFORMATION

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 all 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- 152.71 +/- 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 October 16, 2026, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and down payment is NON-REFUNDABLE. The property is opened to be farmed in 2027 by the Buyer. Real estate taxes to be prorated to December 31, 2026. 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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