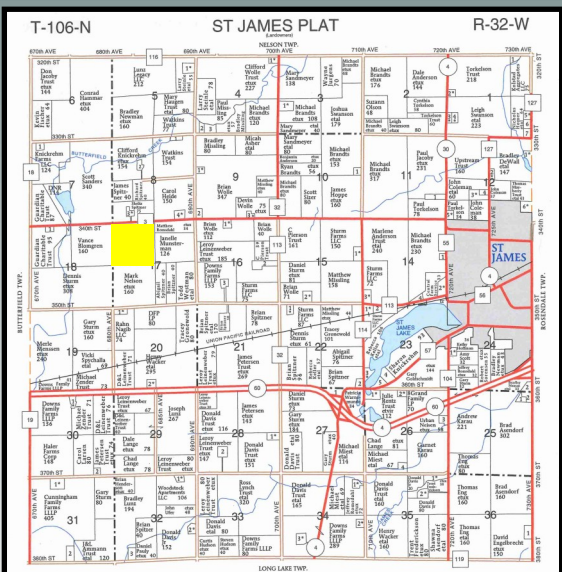
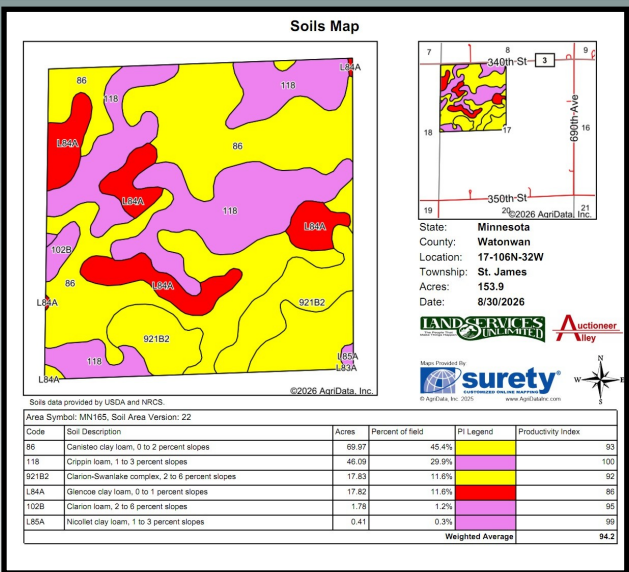


160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN



PROPERTY LOCATION: From St. James, MN: From State Hwy 4 go West on County Hwy 3 for 3.5 miles

PROPERTY LEGAL DESCRIPTION: NW 1/4 of Section 17, Township 106N, Range 32W in Watonwan County, MN

AUCTION SALE TERMS: The property will be sold using the “Buyer’s Choice” auction method. 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 11, 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% buyer’s 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 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: This Watonwan County farm is as good as they come! The Turner family has chosen the auction method to give all neighbors and investors a fair chance to purchase. Auctioneer Alley is honored to present this 160 acres of pristine bare farmland for sale. Carrying a top end CPI of 94.2 and its level to gently rolling topography make it appealing to all Buyers. Located just west of St. James, MN, farmland has excellent access just on the south side of County Hwy 3. 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.

Owner: Turner Family Farm Trust

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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Steinle Law PLLC-Pamela Steinle, Closing Attorney for Sellers