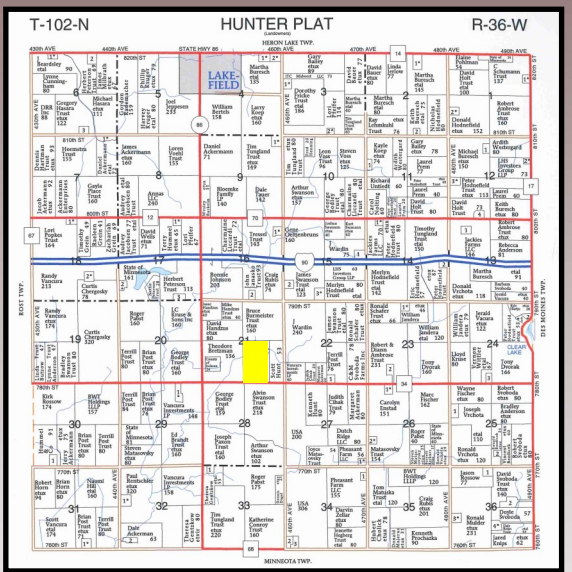
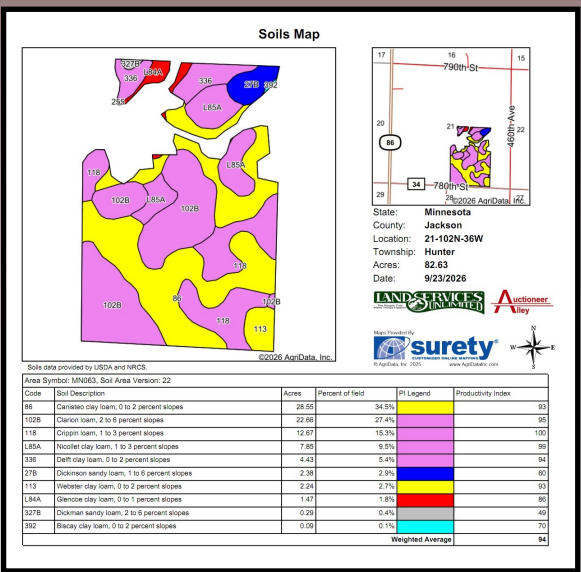


106.66 Acres +/- of Farmland in Hunter Twp., Jackson County, MN

FARMLAND AUCTION

Wednesday, November 4, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the Lakefield American Legion 413 Main St, Lakefield, MN



PROPERTY LOCATION: From Lakefield, MN: Head South on MN-86 for 3.5 miles, then east on 780th/County HWY 34 Street for 0.5 miles.

PROPERTY LEGAL DESCRIPTION: W 2/3 of the SE 1/4 of Section 21, Township 102N, Range 36W in Jackson County, MN

AUCTION SALE TERMS: The property will be offered for sale on auction day as one parcel. 106.66 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 16, 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: Great investment property on auction in Jackson County, MN. An opportunity to buy an excellent 94 CPI farm and the bonus of an annual wind payment from the windmill located on the property. Auctioneer Alley is honored to be working for Marsha and Kent with the sale of their farmland. This property carries both tillable acres and some pasture land. Mostly level in topography, this farm has a waterway running thru it allowing for it's own drainage outlet. Located on the north side of County HWY 34, 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: Marsha Friesen & Kenneth Hunt

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.AUCTIONEERALLEY.COM OR CALL DUSTYN HARTUNG 507-236-7629

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER & DOUG WEDEL



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



Brandon Edmundson, Closing Attorney for Sellers

EDMAN EDMUNDSON ODGREN