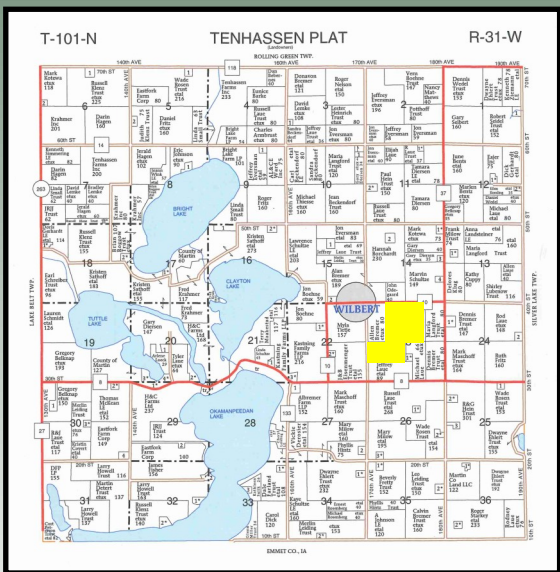
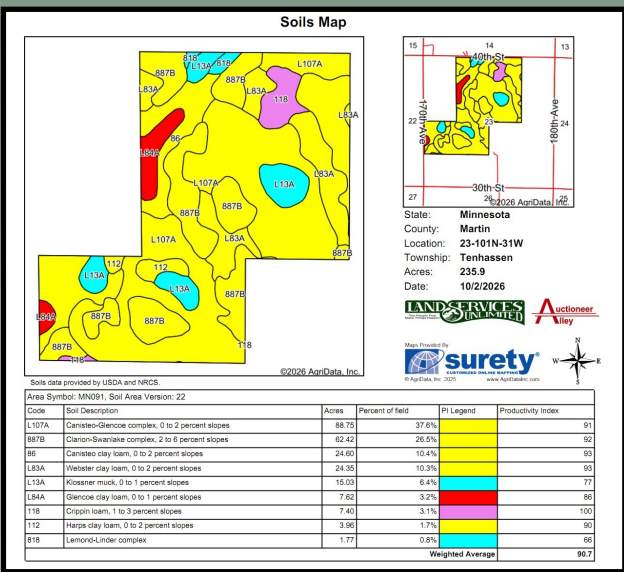


240 Acres +/- of Bare Farmland in Tenhassen Twp., Martin County, MN

FARMLAND AUCTION

Tuesday, November 24, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 East 10th St, Fairmont, MN



PROPERTY LOCATION: From Fairmont: From Hwy 15, go approximately 2 miles west on Lake Aires Rd, then 1 mile south on 190th Ave, 1 mile west on 70th Street, 3 miles south on 180th Avenue and 0.3 miles west on County HWY 10.

PROPERTY LEGAL DESCRIPTION: E 1/2 NW 1/4 & W 1/2 NE 1/4 & N 1/2 SW 1/4 of Section 23, Township 101N, Range 31W in Martin 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 30, 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 1% 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: Located just southwest of Fairmont, MN the farm offers 240 acres of contiguous land and excellent access to local grain merchandisers! The Gellert farm has a 90.7 CPI consisting predominately of Canisteo and Clarion soil types. The farm is part of two county drainage systems, CD 31 and CD 15, providing drainage outlets to the northwest and southwest corners. The topography of the farm is level to gently rolling. The property is located on the south side of County HWY 10, giving it excellent accessibility 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.

Owner: Mary Jane Gellert Revocable Trust

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