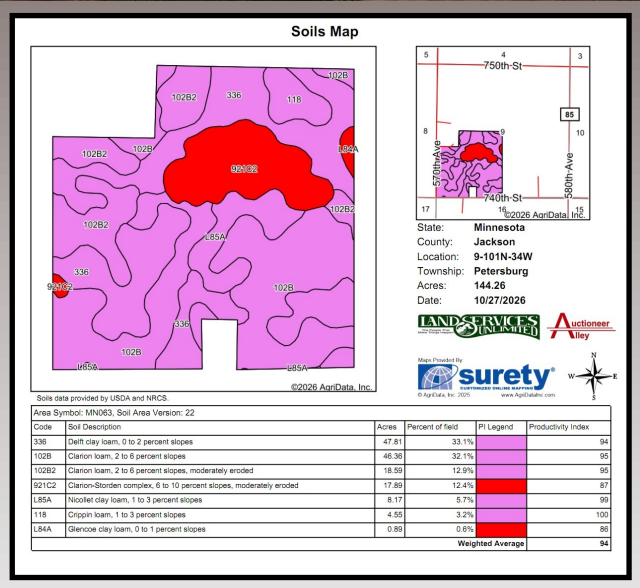
144.26 Acres +/- of Farmland in Petersburg Twp., Jackson County, MN

FARMLAND AUCTION

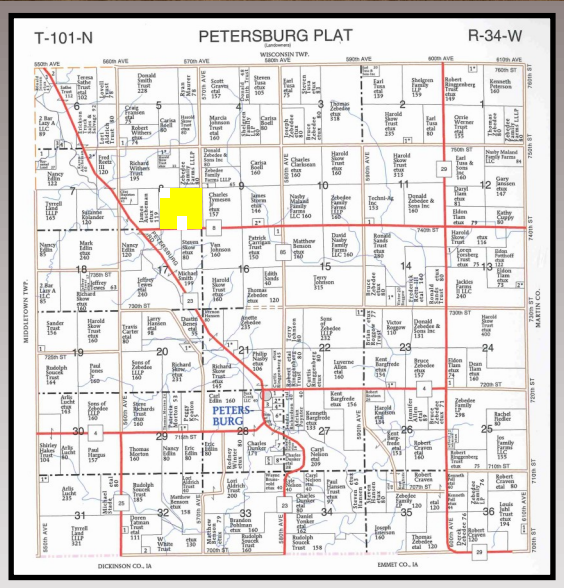
Tuesday, December 1, 2026 @ 10:00 AM

***SALE LOCATION*: Auction will be held at the Jackson American Legion 411 First Street, Jackson, MN**





Area Symbol: MN063, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
336	Delft clay loam, 0 to 2 percent slopes	47.61	33.1%		94
102B	Clarion loam, 2 to 6 percent slopes	46.36	32.1%		95
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	18.59	12.9%		95
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	17.89	12.4%		87
L85A	Nicollet clay loam, 1 to 3 percent slopes	8.17	5.7%		99
118	Crippin loam, 1 to 3 percent slopes	4.55	3.2%		100
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.89	0.6%		86
				Weighted Average	94



PROPERTY LOCATION: From Jackson, MN: Head Southeast on Petersburg Road for 4 miles, then East on County HWY 8 for 0.8 miles.

PROPERTY LEGAL DESCRIPTION: SW 1/4 (EX 13 Acre & 2.74 Acre & Bldg. site) of Section 9, Township 101N, Range 34W in Jackson County, MN

AUCTION SALE TERMS: The property will be offered for sale on auction day as one parcel 144.26 Acres +/- x the bid (subject to survey). 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 January 12, 2027, 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: Mark your calendars for this Jackson County, MN farmland auction! The Tymeson family has chosen the auction method to give all neighbors and investors an opportunity to purchase their family farm. Auctioneer Alley is proud to be offering this 144.26 acres of bare land for sale. This property has an exceptional CPI rating of 94 with soils consisting of primarily Delft Clay and Clarion Loams. The property is located on a hard surface county highway allowing for excellent access. 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.



AUCTIONEERS AND SALES STAFF

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LAND SERVICES UNLIMITED – The People That Make Things Happen

Auctioneer Alley

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Carlson & Butzon LLP-Hans Carlson, Closing Attorney for Sellers