

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, August 3, 2021 at 10:00 AM

**122.83 Surveyed Acres  
Nobles County, MN**



**Sale Location:** Round Lake Community Center, 445 Harrison Street, Round Lake, MN

**Property Location:** 2 miles west of Round Lake, MN on Highway 3 and 1½ miles south on County Road B53.

**Legal Description:** The North Half of the Southwest Quarter (N½ SW¼) and Part of the West Half of the Southeast Quarter (Pt. W½ SE¼) of Section Twenty-seven (27), Township One Hundred One (101) North, Range Thirty-nine (39) West of the 5th P.M., Nobles County, MN.

**Surety/AgriData Avg. Productivity Index:** 87.9

**Primary Soils:** Waldorf, Clarion, Ocheda, Nicollet & Clarion-Storden

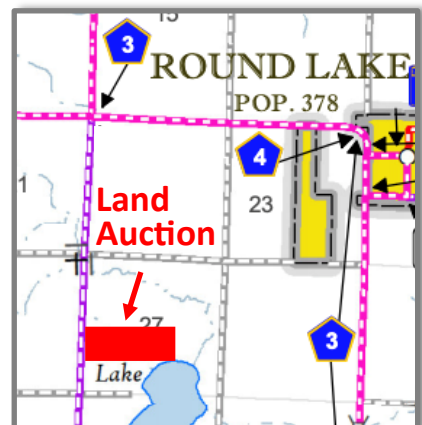
**Annual Real Estate Taxes:** \$3,508

**FSA Information:**

Cropland Acres: 111.95 acres

Corn Base: 55.8 acres      Corn PLC Yield: 143 bu.

Soybean Base: 55.8 acres      Soybean PLC Yield: 40 bu.



**Auctioneer's Note:** Land Buyers, what an excellent opportunity to purchase a highly tillable inside 122.83 acre tract of productive Nobles County farmland at public auction. The Stoltenberg farm is a gently rolling farm bordered by County Road B53 on the west. The farm has been surveyed and will be sold on the surveyed acres. We look forward to seeing you at the land auction on August 3rd at 10:00 AM at the Round Lake Community Center.

**For more information call Ben Hollesen at 712-253-5779.**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before October 1, 2021. Real estate taxes to be prorated to December 31, 2021. Sellers to retain 100% of 2021 cash rent. All final bids are subject to seller approval.

**Arnold Stoltenberg Trust, Owner**

**Auctioneers:** Ben Hollesen 712-253-5779 • Clinton Jones 712-363-3522

**Attorney:** Pat Costello • Costello, Carlson, Butzon & Schmit, LLP • Lakefield, MN

**Midwest Land Management and Real Estate, Inc.**

Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345

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[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

**MIDWEST LAND**  
MANAGEMENT & REAL ESTATE, INC.

Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.